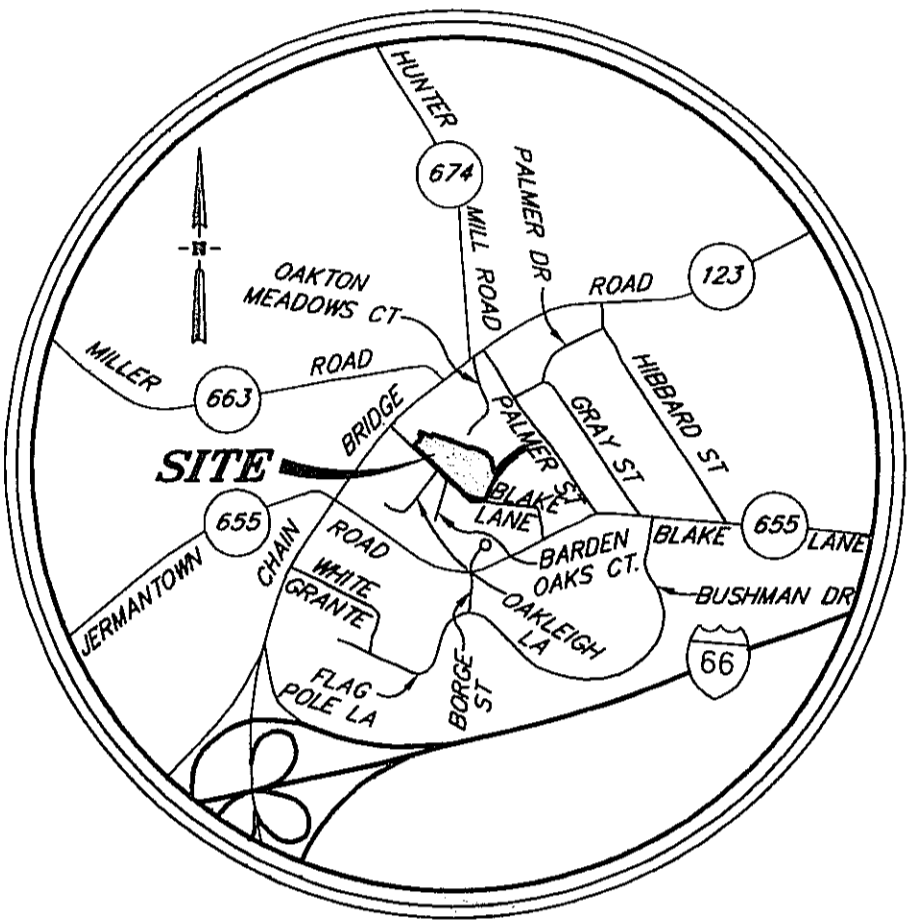


OAKTON EAST
GENERALIZED DEVELOPMENT PLAN
FAIRFAX COUNTY, VIRGINIA
PROVIDENCE DISTRICT

JUNE 2010
REVISED OCTOBER 14, 2010
REVISED NOVEMBER 12, 2010
REVISED DECEMBER 2, 2010
REVISED DECEMBER 21, 2010

OWNERS/APPLICANTS

NEIGHBORHOODS VI, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190
TELEPHONE: 703.694.5000
FAX: 703.715.8076



VICINITY MAP
SCALE: 1" = 2,000'

ENGINEERS/LANDSCAPE ARCHITECTS

THE BC CONSULTANTS
12600 FAIR LAKES CIRCLE
SUITE 100
FAIRFAX, VA 22033
TELEPHONE: 703.449.8100
FAX: 703.449.8108

SHEET INDEX

ATTORNEY/AGENT

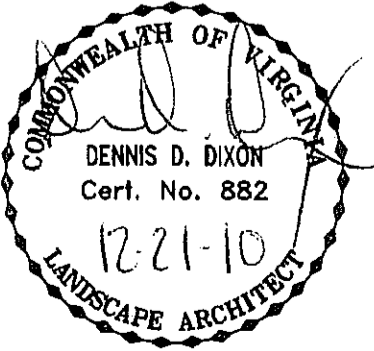
McGUIREWOODS, LLP
1750 TYSONS BOULEVARD
SUITE 1800
McLEAN, VA 22102
TELEPHONE: 703.712.5000
FAX: 703.712.5297

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	GENERALIZED DEVELOPMENT PLAN
3	GENERAL NOTES AND COMMENTS
4	EXISTING CONDITIONS AND EXISTING VEGETATION MAP
5	LANDSCAPE PLAN
6	LANDSCAPE DETAILS
7	STORMWATER MANAGEMENT PLAN
8	STORMWATER MANAGEMENT PLAN
9	ADEQUATE OUTFALL ANALYSIS
10	DOWNSTREAM IMPOUNDMENT ANALYSIS
11	PRELIMINARY TREE PRESERVATION PLAN
12	PRELIMINARY TREE PRESERVATION PLAN
13	TREE INVENTORY AND CONDITION ANALYSIS
14	TREE PRESERVATION DETAILS
15	BLAKE LANE IMPROVEMENTS PLAN
16	SIGHT DISTANCE PROFILE
17	AMENITY AREA
18	ILLUSTRATIVE ELEVATIONS

Application No RZ2010-PR-010 Staff KGS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED MARCH 24, 2011
Date of (BOS) (PC) March 29, 2011

Sheet 1 of 18

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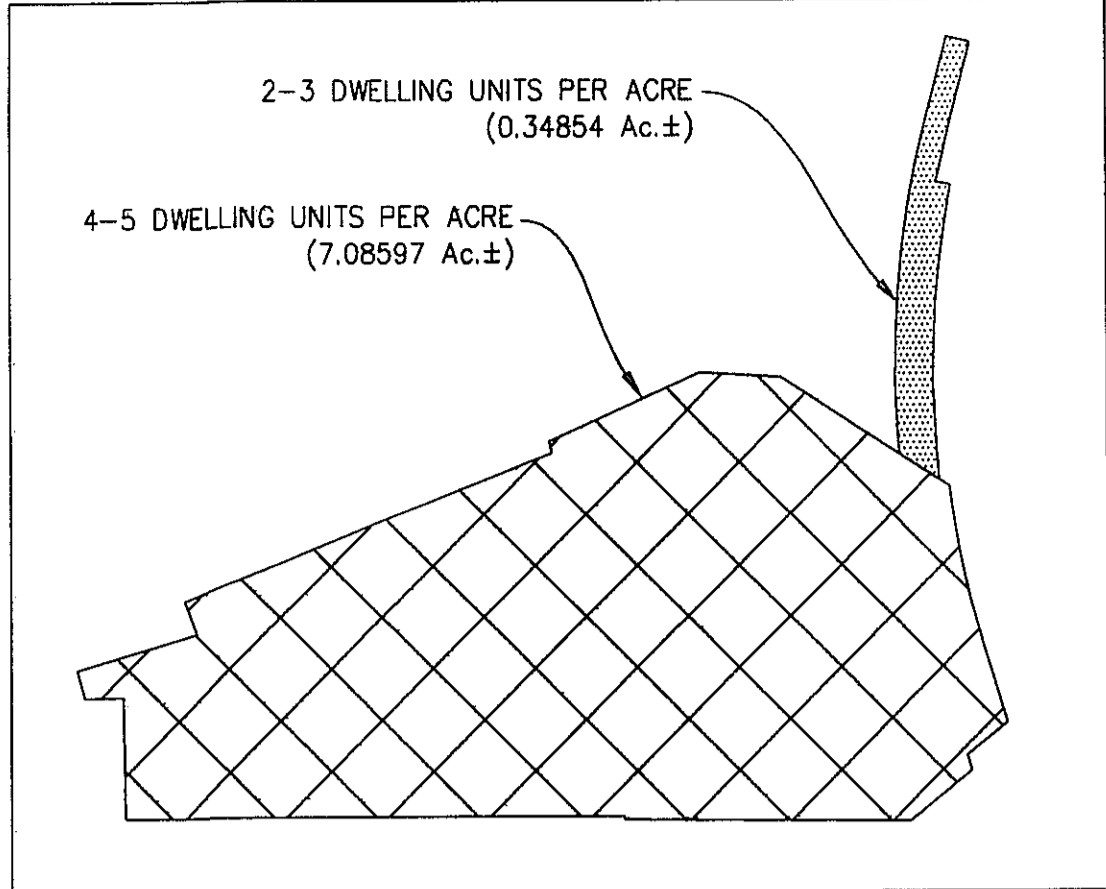
SHEET 1 OF 18
PROJECT # 08118.01.00
DATE: JUNE 2010

LEGEND.

- EXISTING TREELINE
PROPOSED TREELINE
LIMITS OF CLEARING AND GRADING ***
APPROXIMATE LIMITS OF ARCHEOLOGY STUDY AREA
APPROXIMATE LOCATION OF POSSIBLE RAINGARDEN
EXISTING DRIVEWAY TO BE REMOVED BY HAND OR WITH MECHANICAL LIFTING DEVICE THAT REMAINS AT LEAST 15' FROM THE PROPERTY LINE
SELECTIVE CLEARING OF DAMAGED AND DISEASED VEGETATION (NO GRADING ALLOWED)
LIMITS OF EXISTING BUILDING 3 TO REMAIN

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
1	970.40'	312.76'	157.75'	311.41'	N 48°36'53" E	18°28'00"
2	945.40'	59.95'	29.99'	59.94'	S 56°01'53" W	3°38'00"
3	930.40'	240.87'	121.11'	240.20'	S 46°47'53" W	14°50'00"
4	923.40'	145.05'	72.67'	144.90'	S 30°20'46" W	9°00'00"

- EXISTING (INDIVIDUAL) TREE
EXISTING STREETLIGHTS ALONG BLAKE LANE
PROPOSED STREETLIGHTS. SEE DETAIL ON SHEET 17 FOR ADDITIONAL INFORMATION
TOWNHOUSE TYPE 'A' (SEE TYPICAL LOT LAYOUT ON SHEET 3)
TOWNHOUSE TYPE 'B' (SEE TYPICAL LOT LAYOUT ON SHEET 3)
INDICATES THE NUMBER OF VEHICLE TRIPS PER DAY (VTD). NUMBERS SHOWN ARE BASED ON 10 VTD FOR EACH SINGLE FAMILY DETACHED UNIT AND 5.81 VTD FOR EACH TOWNHOUSE UNIT PER THE ITE TRIP GENERATION MANUAL, 8TH EDITION, LAND USE 230.



COMPREHENSIVE PLAN

SCALE: 1"=200'

DENSITY RANGE:

SITE TABULATIONS:

GROSS SITE AREA (G.S.A.):	323,847 s.f.± or 7.43451 Ac.±
EXISTING ZONE:	R-2
PROPOSED ZONE:	R-5
MAXIMUM NUMBER OF UNITS ALLOWED:	36 DWELLING UNITS (DU)
UNITS CALCULATION BREAKDOWN::	7.08597 Ac. X 5 DU/Ac. = 35.43 OR 35 DU 0.34854 Ac. X 3 DU/Ac. = 1.05 OR 1 DU
PROPOSED NUMBER OF UNITS:	36 DU (35 SFA DU AND ONE SFD DU)
MAXIMUM DENSITY ALLOWED:	4.91 DU/Ac.
DENSITY CALCULATIONS:	(7.08597 Ac. X 5 DU/Ac.) + (0.34854 Ac. X 3 DU/Ac.) = 36.47547 DU = 4.91 DU/Ac.

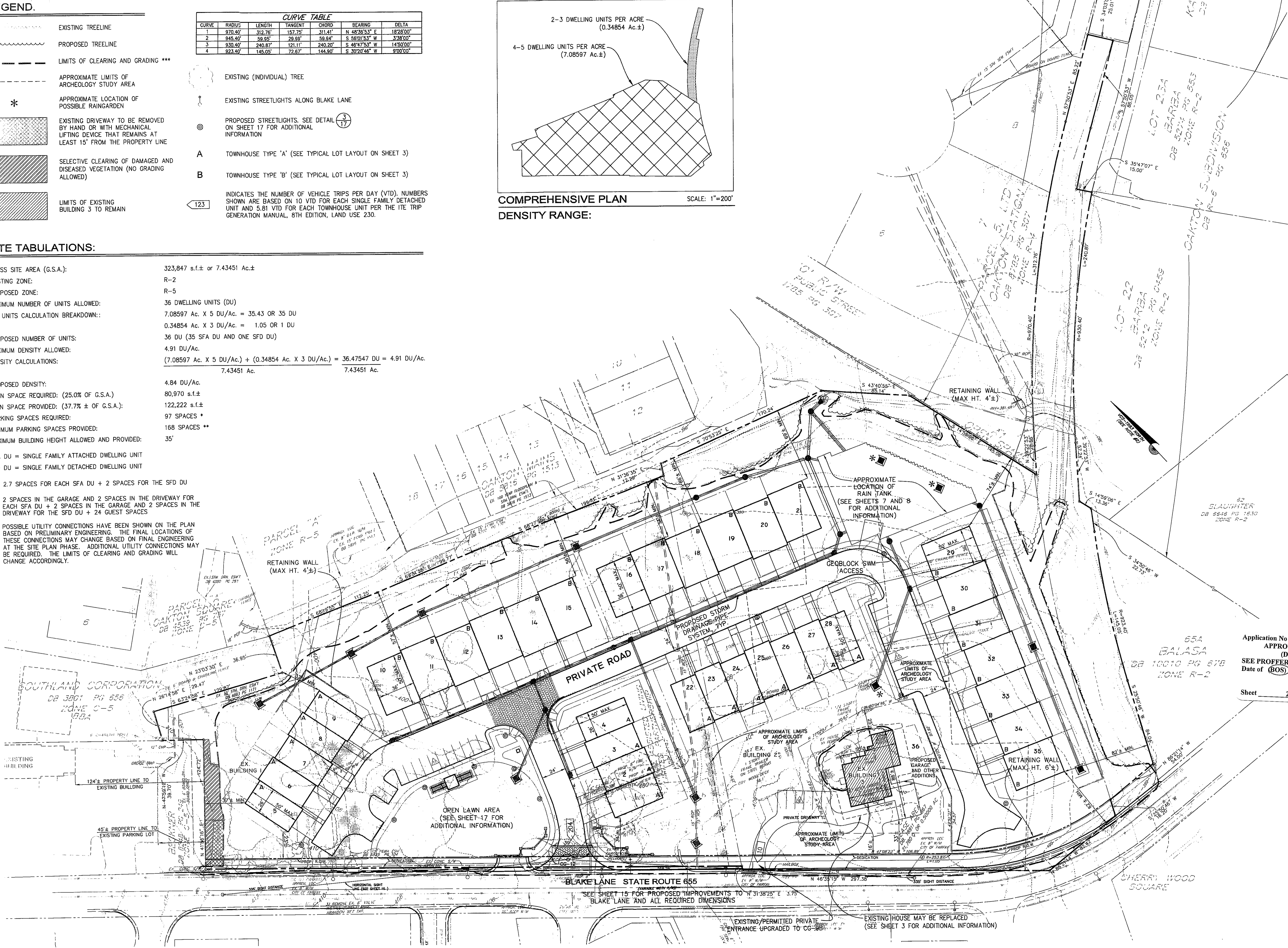
PROPOSED DENSITY:	4.84 DU/Ac.
OPEN SPACE REQUIRED: (25.0% OF G.S.A.)	80,970 s.f.±
OPEN SPACE PROVIDED: (37.7% ± OF G.S.A.):	122,222 s.f.±
PARKING SPACES REQUIRED:	97 SPACES *
MINIMUM PARKING SPACES PROVIDED:	168 SPACES **
MAXIMUM BUILDING HEIGHT ALLOWED AND PROVIDED:	35'

SFA DU = SINGLE FAMILY ATTACHED DWELLING UNIT
SFD DU = SINGLE FAMILY DETACHED DWELLING UNIT

* 2.7 SPACES FOR EACH SFA DU + 2 SPACES FOR THE SFD DU

** 2 SPACES IN THE GARAGE AND 2 SPACES IN THE DRIVEWAY FOR EACH SFA DU + 2 SPACES IN THE GARAGE AND 2 SPACES IN THE DRIVEWAY FOR THE SFD DU + 24 GUEST SPACES

*** POSSIBLE UTILITY CONNECTIONS HAVE BEEN SHOWN ON THE PLAN BASED ON PRELIMINARY ENGINEERING. THE FINAL LOCATIONS OF THESE CONNECTIONS MAY CHANGE BASED ON FINAL ENGINEERING AT THE SITE PLAN PHASE. ADDITIONAL UTILITY CONNECTIONS MAY BE REQUIRED. THE LIMITS OF CLEARING AND GRADING WILL CHANGE ACCORDINGLY.



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GENERALIZED DEVELOPMENT PLAN

OAKTON EAST

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Application No RZ2010-PR-010 Staff KGS
APPROVED DEVELOPMENT PLAN
(DP)(GDP)(CDP)(FDP)
SEE PROFFERS DATED MARCH 24, 2011
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Sheet 2 of 18

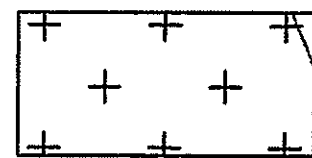
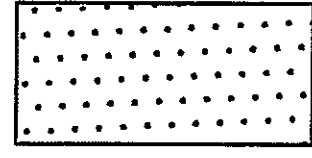

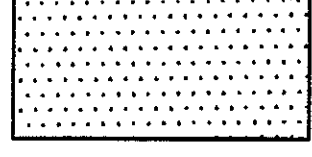
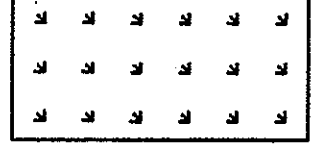

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REVISED: 11-12-10	CHECKED BY: PLR
REVISED: 12-2-10	DATE: JUNE 2010
REVISED: 12-21-10	SCALE: HOR. 1"= 40'
	VERT. 1"= 40'
	SHEET 2 OF 18
	CO. NO.
	CAD NAME: G8118GDP
	LAYOUT: GDP
	FILE NO. 08118-06

EXISTING VEGETATION MAP SUMMARY AND NARRATIVE

COVER TYPE	PRIMARY SPECIES	SUCCESIONAL STAGE	CONDITION	AREA (Ac.±)	NARRATIVE
2	OAK, TULIP POPLAR, MAPLE	MATURE	N/A	2.09	ALTHOUGH PART OF THIS AREA IS ADJACENT TO A STREAM, MOST OF THE TREE SPECIES ARE ASSOCIATED WITH UPLAND FORESTS. UNSTORY INCLUDES MODERATE TO EXTENSIVE GROWTH OF INVASIVE PLANT SPECIES INCLUDING BRAIRS, VINES AND MULTI-FLORA ROSE.
3	NONE DOMINATE	VERY EARLY	N/A	0.14	SCATTERED AREAS OF SUCCESSIONAL GROWTH AROUND UNMAINTAINED AREAS AND ADJACENT TO FORESTED AREAS. UNSTORY PLANT MATERIAL INCLUDES MANY NATIVE AND NON-NATIVE HERBACEOUS AND INVASIVE SPECIES INCLUDING BRIARS, MULTI-FLORA ROSE, VINES AND POISON IVY.
5	N/A	N/A	N/A	0.75	AREAS OF CONSTRUCTED FEATURES INCLUDING BUILDINGS, PARKING AND ROADWAYS.
6	MAPLE, OAK, HOLLY, PINE	N/A	N/A	4.45	GRASSED AND LANDSCAPED AREAS, ATHLETIC FIELDS OR OTHER GREEN AREAS DEVOID OF NATURAL VEGETATION. THE AREAS AROUND AND BEHIND BUILDING 3 ARE GRASSLANDS MAINTAINED ON A REGULAR BASIS. TO THE NORTHEAST OF BUILDING 2 AND AROUND BUILDING 1 ARE GRASSLANDS MAINTAINED ON A SEMI-REGULAR BASIS. PORTIONS OF THE AREA BEHIND BUILDING 1 ARE EXHIBITING SIGNS OF SUCCESSIONAL GROWTH WITH THE EMERGENCE OF NATIVE HERBACEOUS PLANTS.

Total: 7.43 Ac.±

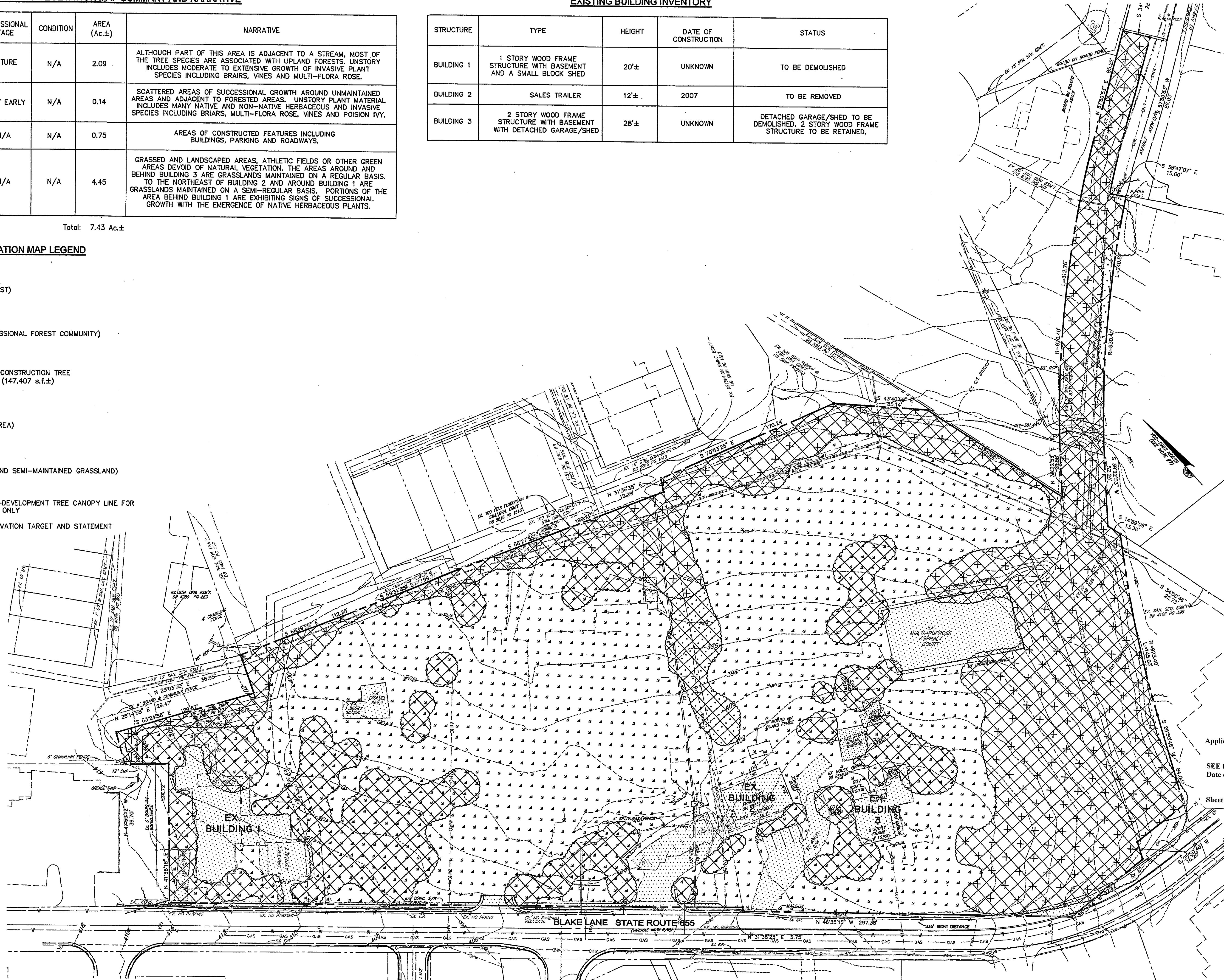
EXISTING VEGETATION MAP LEGEND

-  COVER TYPE 2 (UPLAND FOREST)
-  COVER TYPE 3 (EARLY SUCCESSIONAL FOREST COMMUNITY)
-  EXISTING PRE-CONSTRUCTION TREE CANOPY AREA (147,407 s.f.±)
-  COVER TYPE 5 (DEVELOPED AREA)
-  COVER TYPE 6 (MAINTAINED AND SEMI-MAINTAINED GRASSLAND)
-  EXISTING PRE-DEVELOPMENT TREE CANOPY LINE FOR ONSITE TREES ONLY

SEE SHEET 6 FOR THE TREE PRESERVATION TARGET AND STATEMENT

EXISTING BUILDING INVENTORY

STRUCTURE	TYPE	HEIGHT	DATE OF CONSTRUCTION	STATUS
BUILDING 1	1 STORY WOOD FRAME STRUCTURE WITH BASEMENT AND A SMALL BLOCK SHED	20'±	UNKNOWN	TO BE DEMOLISHED
BUILDING 2	SALES TRAILER	12'±	2007	TO BE REMOVED
BUILDING 3	2 STORY WOOD FRAME STRUCTURE WITH BASEMENT WITH DETACHED GARAGE/SHED	28'±	UNKNOWN	DETACHED GARAGE/SHED TO BE DEMOLISHED. 2 STORY WOOD FRAME STRUCTURE TO BE RETAINED.

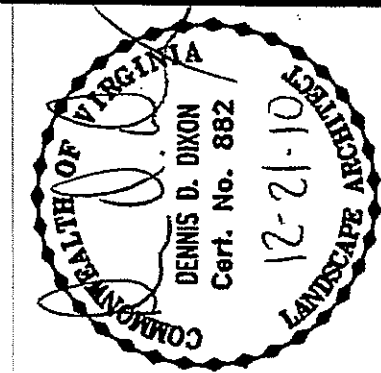


EXISTING CONDITIONS AND EXISTING VEGETATION MAP

OAKTON EAST

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FAIRFAX COUNTY, VIRGINIA

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







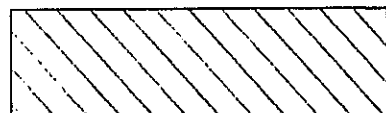
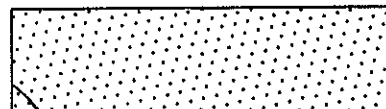
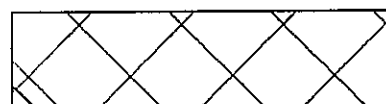
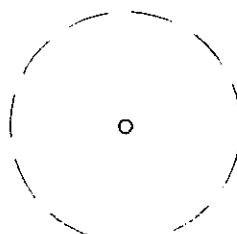
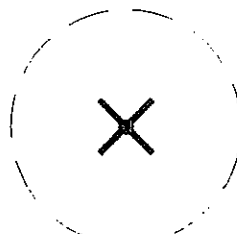

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12-2-10	DATE: JUNE 2010
12-21-10	SCALE: HOR. 1" = 40'
	VERT. 1" = 40'
APPLICANT: NEIGHBORHOODS 11111 SUNSET HI SUITE 200 RESTON, VA 20191	SHEET 4 OF 18
	CO. NO.
	CAD NAME: G8118EVM
	LAYOUT: EXISTING VEG
	FILE NO. 08118-06

					TREE CANOPY CALCULATION	
QTY.	TYPE *	USE	SIZE	REMARKS	AREA/TREE (s.f.)	TOTAL CANOPY AREA (s.f.)
58	CATEGORY IV DECIDUOUS TREE	NATIVE **	2" CAL.	B&B	200	11,600
20	CATEGORY II-III DECIDUOUS TREE	NATIVE **	2" CAL.	B&B	100	2,000
14	CATEGORY III-IV EVERGREEN TREE	NATIVE **	2" CAL.	B&B	150	2,100
61	CATEGORY II EVERGREEN TREE	NATIVE **	2" CAL.	B&B	100	6,100
					SUBTOTAL	21,800
					NATIVE MULTIPLIER **	1.5
					TOTAL	32,700 ***

LEGEND

-
-  SHADE TREE
(CATEGORY IV DECIDUOUS TREE)
  INTERIOR PARKING LOT SHADE TREE
(CATEGORY IV DECIDUOUS TREE)
  LARGE EVERGREEN TREE
(CATEGORY III-IV EVERGREEN TREE)
  SMALL EVERGREEN TREE
(CATEGORY II EVERGREEN TREE)
  ORNAMENTAL TREE
(CATEGORY II-III DECIDUOUS TREE)
  DECIDUOUS OR EVERGREEN SHRUB
-  EXISTING TREELINE
 PROPOSED TREELINE
-  AREA OF MODIFIED TYPE I TRANSITIONAL SCREENING. SEE
GENERAL NOTE 5 ON SHEET 3 FOR ADDITIONAL
INFORMATION.
  POST DEVELOPMENT 10-YEAR TREE CANOPY CREDIT AREA
(26,182 S.F.)
  INTERIOR PARKING LOT AREA
(30,637 S.F.)
-  EXISTING TREES TO BE PRESERVED (SEE SHEET 11 AND 12)
  EXISTING TREES TO BE REMOVED (SEE SHEET 11 AND 12)
  LIMITS OF CLEARING AND GRADING ****

NOTE

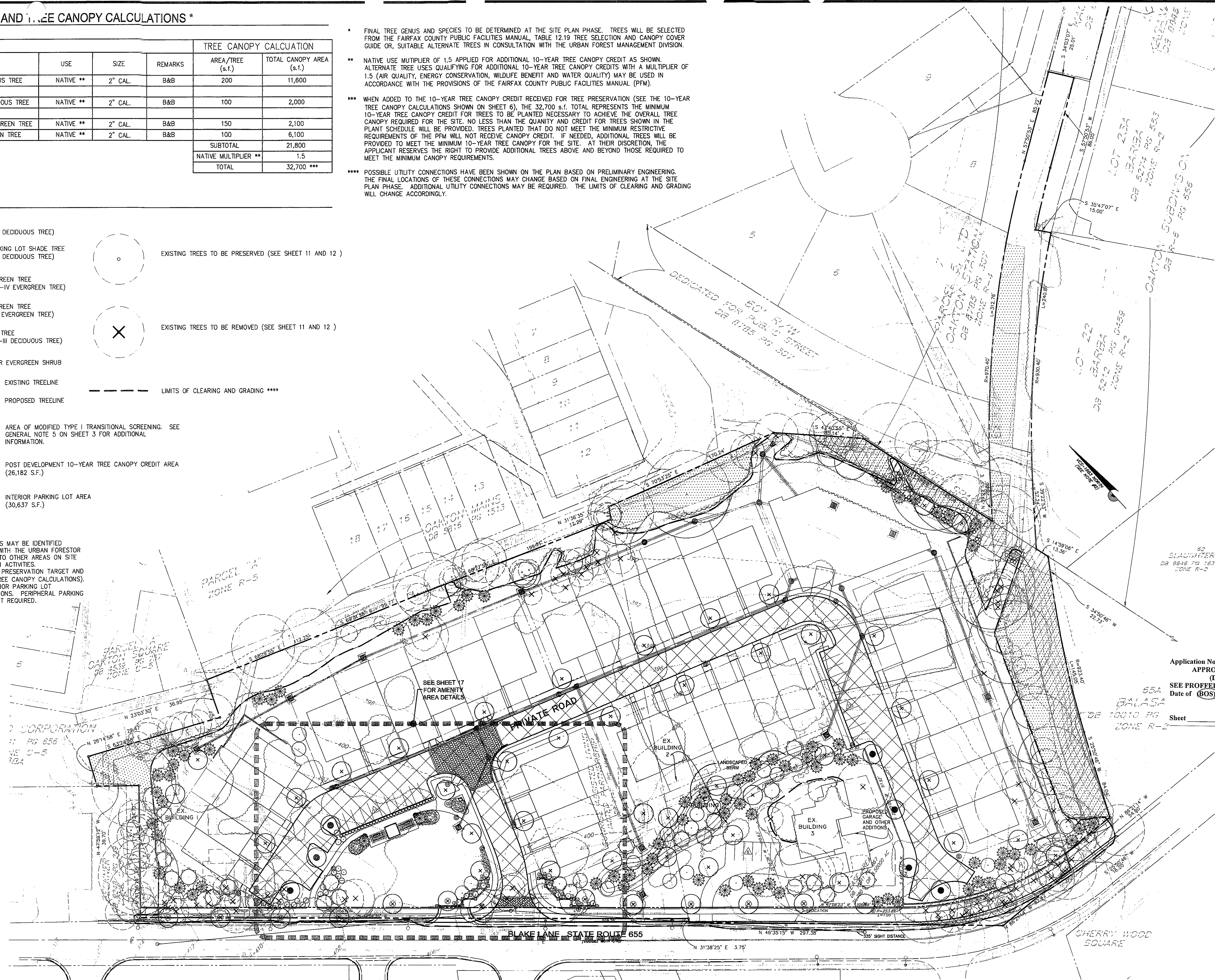
1. SUITABLE EXISTING TREES MAY BE IDENTIFIED DURING THE SITE VISIT WITH THE URBAN FORESTOR FOR TRANSPLANTATION TO OTHER AREAS ON SITE PRIOR TO CONSTRUCTION ACTIVITIES.
2. SEE SHEET 6 FOR TREE PRESERVATION TARGET AND NARRATIVE (10-YEAR TREE CANOPY CALCULATIONS).
3. SEE SHEET 6 FOR INTERIOR PARKING LOT LANDSCAPING CALCULATIONS. PERIPHERAL PARKING LOT LANDSCAPING IS NOT REQUIRED.

* FINAL TREE GENUS AND SPECIES TO BE DETERMINED AT THE SITE PLAN PHASE. TREES WILL BE SELECTED FROM THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, TABLE 12.19 TREE SELECTION AND CANOPY COVER GUIDE OR SUITABLE ALTERNATE TREES IN CONSULTATION WITH THE URBAN FOREST MANAGEMENT DIVISION.

** NATIVE USE MULTIPLIER OF 1.5 APPLIED FOR ADDITIONAL 10-YEAR TREE CANOPY CREDIT AS SHOWN.
ALTERNATE TREE USES QUALIFYING FOR ADDITIONAL 10-YEAR TREE CANOPY CREDITS WITH A MULTIPLIER OF
1.5 (AIR QUALITY, ENERGY CONSERVATION, WILDLIFE BENEFIT AND WATER QUALITY) MAY BE USED IN
CONFORMANCE WITH THE PROVISIONS OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM).

*** WHEN ADDED TO THE 10-YEAR TREE CANOPY CREDIT RECEIVED FOR TREE PRESERVATION (SEE THE 10-YEAR TREE CANOPY CALCULATIONS SHOWN ON SHEET 6), THE 32,700 S.F. TOTAL REPRESENTS THE MINIMUM 10-YEAR TREE CANOPY CREDIT FOR TREES TO BE PLANTED NECESSARY TO ACHIEVE THE OVERALL TREE CANOPY REQUIRED FOR THE SITE, NO LESS THAN THE QUANTITY AND CREDIT FOR TREES SHOWN IN THE PLANT SCHEDULE WILL BE PROVIDED. TREES PLANTED THAT DO NOT MEET THE MINIMUM RESTRICTIVE REQUIREMENTS OF THE PFM WILL NOT RECEIVE CANOPY CREDIT. IF NEEDED, ADDITIONAL TREES WILL BE PROVIDED TO MEET THE MINIMUM TREE CANOPY FOR THE SITE, AT THEIR DISCRETION. THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL TREES ABOVE AND BEYOND THOSE REQUIRED TO MEET THE MINIMUM CANOPY REQUIREMENTS.

***** POSSIBLE UTILITY CONNECTIONS HAVE BEEN SHOWN ON THE PLAN BASED ON PRELIMINARY ENGINEERING. THE FINAL LOCATIONS OF THESE CONNECTIONS MAY CHANGE BASED ON FINAL ENGINEERING AT THE SITE PLAN PHASE. ADDITIONAL UTILITY CONNECTIONS MAY BE REQUIRED. THE LIMITS OF CLEARING AND GRADING WILL CHANGE ACCORDINGLY.



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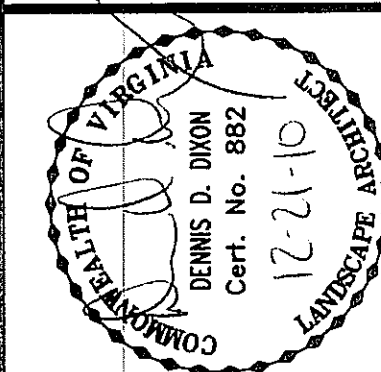
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11111 SUNSET HILLS ROAD	
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RESTON, VA 20190	
SHEET 5 OF 18	
CO. NO.	
CAD NAME: G8118LSC	
LAYOUT: LANDSCAPE	
FILE F NO. 08118-06	

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
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BC Consultants

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(703) 449-8100 (703) 449-8108 (Fax)



LANDSCAPE PLAN

OAKTON EAST

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

URBAN FOREST MANAGEMENT
POLICY ON LANDSCAPE IMPLEMENTATION
January 1, 2009

This compilation of selected portions of the Public Facilities Manual is intended to summarize and clarify regulations pertaining to the implementation of landscape plans on development sites subject to review and inspection by the County. Included are regulations governing the most common areas of noncompliance experienced by staff in the course of conducting landscape inspections, and a brief summary of the policy regarding seasonal landscape deferrals.

Tree Species and Size

1. Trees and shrubs that are planted shall be of the species and size specified on the approved plans. There shall be no deviations from the approved sizes specified except as approved by Fairfax County Urban Forest Management (UFMD). (PFM 12-0705.1A)
2. All trees and shrubs shall meet the standards for sizes and quality specified in the American Association of Nurserymen's *American Standard for Nursery Stock*, (ANSI Z60.1-1996). See attachment #1. (PFM 12-0705.1B)

Species Substitutions

3. Species substitutions within the tree categories listed in Table 12.19 are generally accepted unless otherwise specified by proffered conditions, development conditions, special exceptions, or special permits. Any tree substitution shall also be in conformance with the following. (PFM 12-0705.1C)
 - a. **Plant Diversity** - The use of substitutions shall not result in any species making up more than 10 percent of the total number of trees required to be planted on the site. (PFM 12-0514.1L)
 - b. **Authorization** - A letter signed by the permittee shall be provided to UFMD acknowledging any proposed substitutions to trees and shrubs shown on the approved plans. (PFM 12-0705.1C(2))
 - c. **Substitutions Outside of Tree Category** - Substitution of a tree shown on the approved plan from one tree category, as listed in PFM Table 12.19, with a tree from a different category shall require a revision to the approved plan. (PFM 12-0805.1C(3))
 - d. **Species Suitability** - Substituted species must be suited to the post-development conditions of the planting location for which it is intended. (PFM 12-0601.1E)
 - e. **Additional Tree Cover Credit** - In cases where additional tree cover credit has been given, no tree substitutions shall be made except as approved by the Urban Forest Management. Examples of additional credit include the following:
 - Air Quality, PFM 12-0509.4B(1)
 - Water Quality, PFM 12-0509.4B(3)
 - Wildlife Benefits, PFM 12-0509.4B(4)

Planting Locations

4. Planting locations of all trees on the site shall be in substantial conformance with the approved plan. UFMD acknowledges that not all trees may be optimally located, as shown on the plan, and encourage input from Permittees and their landscape professionals regarding proposed improvements that might be implemented. Any substantive deviations from the approved plan that are made in the field must be approved by UFMD and shall be in conformance with the following:
 - a. **Planting Area** - At least the minimum size planting area shall be provided for each tree according to its projected 10-year tree cover area as found in Table 12.7. (PFM 12-0601.1B)
 - b. **Environmental Conditions** - Light, moisture, and other conditions affecting the health and viability of the tree at the field location shall be suitable for the species. (PFM 12-0601.1E)
 - c. **Compacted Soil** - If planting in areas that have been previously compacted, the soil shall be properly prepared (tilled and amended as needed based on soil samples) to a depth of 12 inches, prior to installation of landscape material. Soil within individual planting holes shall not be amended. (PFM 12-0705.3B)
 - d. **Restrictive Barriers** - Trees shall be planted no closer than four feet from any restrictive barrier. (PFM 12-0509.4E(5))
 - d. **Spacing** - Trees shall be spaced so that the outer limit of their projected 10-year tree cover area, as indicated in Table 12.19, does not significantly overlap, or as determined appropriate by UFMD for site conditions and to promote long-term survival. (PFM 12-0509.4E(6))
 - e. **Easements** - Trees for tree cover credit shall not be planted within any existing or proposed public utility easement or within five feet of storm drainage easements that contain pipes. In addition, trees shall not be planted in an area that will interfere with existing or proposed utilities or with maintenance of the utility, as determined by the Director of DPWES. (PFM 12-0514.6B)

Staking and Guying

5. Staking and guying should only be implemented where site conditions warrant their use. Planted trees should be assessed individually and staking and guying installed only as required. Conditions where staking and guying may be necessary to ensure stability include: windy locations, steep slopes, or where vandalism may be a concern. All staking and guying material must be removed within one year of plant installation. (PFM 12-0705.3C)

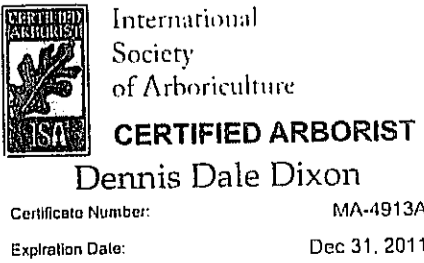
Seasonal Landscape Deferrals

6. A Seasonal Landscape Deferral may be granted when seasonal or weather-related conditions, such as excessively wet soil, extended periods of drought, or frozen ground, substantially reduce the survivability of the plant material, as determined by the Urban Forest Management. A request for a landscape deferral will not be granted for landscaping required prior to the issuance of a RUP or Non-RUP when seasonal or weather-related conditions on the site plan do not preclude planting. Lack of species availability may justify the approval of a Seasonal Landscape Deferral when specific plant species are required by proffers or conditions.
7. The party responsible for the placement of the performance bond and conservation deposit for the project shall act as the Applicant for this seasonal deferral. Seasonal Landscape Deferral request forms can be obtained from the Environmental and Facilities Inspections Division or the Urban Forest Management.
8. At the time of final inspection for release of performance bond and conservation deposit, all of the plant material is inspected. Plant material previously inspected, as part of the process to release any deferral deposit that may have existed, is not exempt from this final inspection. All plant material must be healthy and in good condition.

Requirements Prior to Approval of RUP/Non-RUP

9. The landscaping and screening requirements of Article 13 or of any approved proffered condition, special permit, special exception or variance must be completed prior to approval of any Residential or Non-Residential Use Permit; provided, however, that completion of the requirements may be delayed when justification satisfactory to the Director is provided; such justification shall include an agreement and bond with surety satisfactory to the Director for completion in accordance with a firm schedule for timely completion. (ZO 18-704.3) See Seasonal Landscape Deferrals above.

CERTIFIED ARBORIST



TREE PRESERVATION TARGET AND STATEMENT
(10-YEAR TREE CANOPY CALCULATIONS) *

A. TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT			Totals (±1)
A1	Pre-development Area of Existing Tree Canopy		147,404
A2	Percentage of Gross Site Area Covered by Existing Tree Canopy (A1/B1)		45.5%
A3	Percentage of 10-year Tree Canopy Required for the Site (R-5 Zone)		20%
A4	Percentage of the 10-Year Tree Canopy Requirement That Should be Met Through Tree Preservation		45.5%
A5	Proposed Percentage of Canopy Requirement That Will be Met Through Tree Preservation (C10/B7)		52.5%
A6	Has the Tree Preservation Target Minimum Been Met?		Yes
A7	If A6 is no, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in §12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located. The narrative shall be prepared in accordance with §12-0507.4.		N/A
B. TREE CANOPY REQUIREMENT			
B1	Identify Gross Area		323,847
B2	Subtract Areas Dedicated to Parks, and Road Frontage		11,883
B3	Subtract Area of Exemption		0
B4	Adjusted Gross Site Area B1- (B2+B3)		311,964
B5	Identify Site's Zoning and/or Use		R-5 Zone
B6	Percentage of 10-Year Tree Canopy Required		20%
B7	Area of 10 Year Tree Canopy Required (B4xB6)		62,393
B8	Modification of 10-Year Tree Canopy Requirements Requested		No
B9	If B8 is Yes, Then List Plan Sheets Where Modification Request is Located		N/A
C. TREE CANOPY PRESERVATION			
C1	Tree Preservation Target Area (B7 x A4)		28,399
C2	Total Canopy Area Meeting Standards of §12-0200		26,182
C3	C2 x 1.25		32,728
C3.1	Total Canopy Area Meeting Standards of §12-0200 But Does Not Qualify for Bonus Multiplier		0
C3.2	C3.1 x 1.00		0
C4	Total Canopy Area Provided by Unique or Valuable Forest or Woodland Community		0
C5	C4 x 1.5		0
C6	Total Canopy Area Provided by "Heritage," Memorial," Specimen," or "Street Tree"		0
C7	C6 x 1.5 to 3.0		0
C8	Canopy Area of Trees Within Resource Protection Areas and 100-Year Floodplains		0
C9	C8 x 1.0		0
C10	Totals of C3, C3.1, C5, C7 and C9		32,728
D. TREE PLANTING			
D1	Area of Canopy to be Met Through Tree Planting (B7-C10)		29,665
D2	Area of Canopy Planted for Air Quality Benefits		0
D3	D2 x 1.5		0
D4	Area of Canopy Planted for Energy Conservation		0
D5	D4 x 1.5		0
D6	Area of Canopy Planted for Water Quality Benefits		0
D7	D6 x 1.25		0
D8	Area of Canopy Planted for Wildlife Benefits		0
D9	D8 x 1.5		0
D10	Area of Canopy Provided by Native Species		21,800
D11	D10 x 1.5		32,700
D12	Area of Canopy Provided by Improved Cultivars and Varieties		0
D13	D12 x 1.25		0
D14	Area of Canopy Provided Through Tree Seedling		0
D14.1	D14 x 1.0		0
D15	Area of Canopy Provided Through Native Shrubs or Wood Seed Mix		0
D15.1	D15 x 1.0		0
D16	Percentage of D14 Represented by D15 (D15/D14) Must not exceed 33% of D14		0
D16.1	Area of Canopy Planted With No Multiplier		0
D17	Total Canopy Area Provided Through Tree Planting (Totals of D3, D5, D7, D9, D11, D13, D14.1, D15.1 and D16.1)		32,700
D18	Is an Offsite Planting Relief Requested?		No
D19	Tree Bank or Tree Fund		N/A
D20	Canopy Area Requested to be Provided Through Offsite Banking or Tree Fund		0
D21	Amount to be Deposited into the Tree Preservation and Planting Fund		0
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED			
E1	Total of Canopy Area Provided Through Tree Preservation (C10)		32,728
E2	Total of Canopy Area Provided Through Tree Planting (D17)		32,700
E3	Total of Canopy Area Provide Through Offsite Mechanism (D20)		0
E4	Total of 10-Year Tree Canopy Provided (Totals of E1, E2 and E3)		65,428

* THE AREAS USED FOR THE 10-YEAR TREE CANOPY CALCULATIONS ARE APPROXIMATE AND MAY CHANGE WITH FINAL ENGINEERING PROVIDED THAT THE MINIMUM TREE PRESERVATION TARGET AREA HAS BEEN MET AND THE REQUIRED 10-YEAR TREE CANOPY HAS BEEN PROVIDED.

TRANSITIONAL SCREENING AND BARRIERS

MODIFICATION OF TRANSITIONAL SCREENING AND WAIVER OF BARRIER REQUIREMENTS REQUESTED. SEE GENERAL NOTE 5 ON SHEET 3 FOR ADDITIONAL INFORMATION.

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

INTERIOR PARKING LOT AREA: 30,637 s.f.±

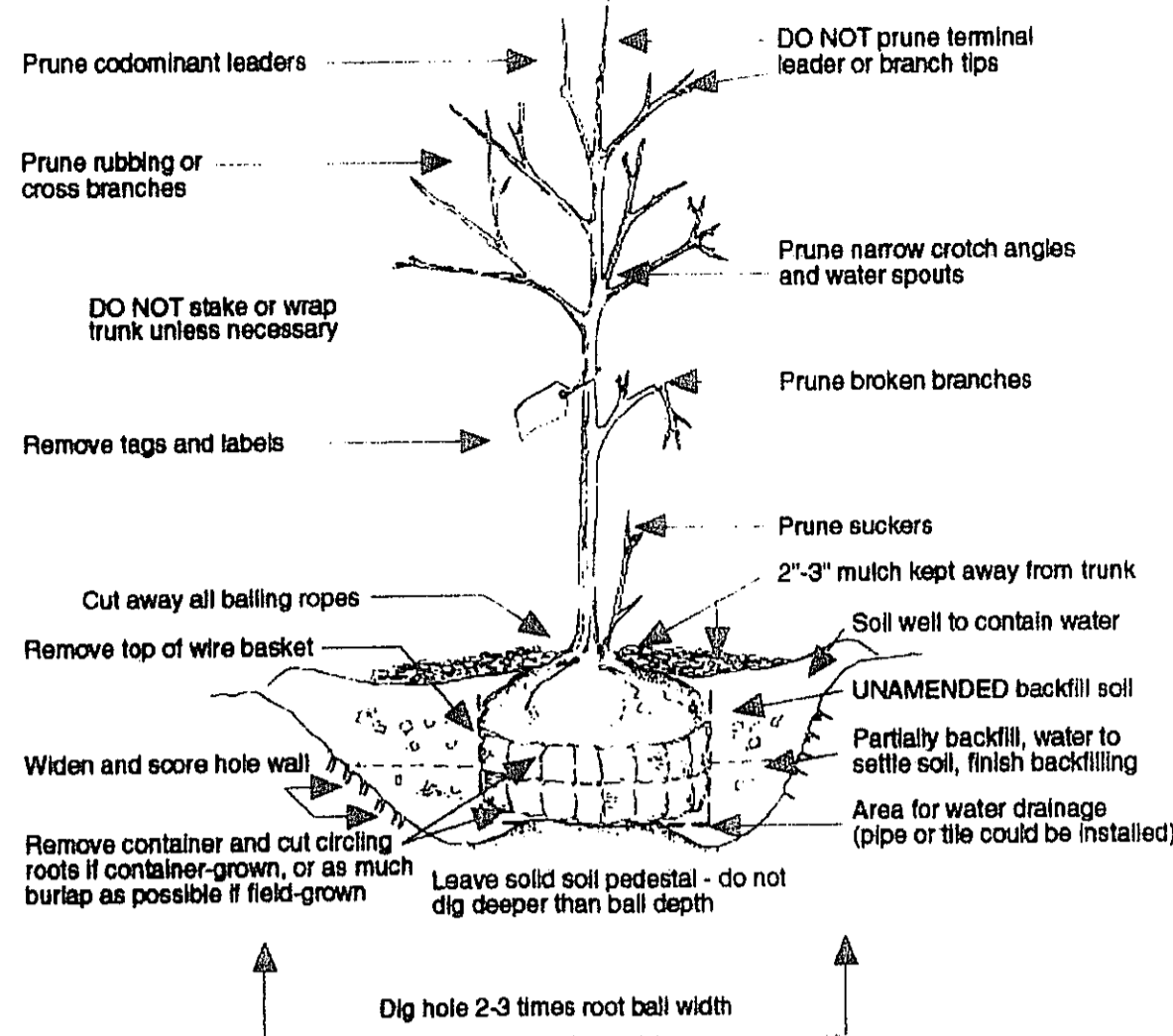
AREA REQUIRED FOR INTERIOR PARKING LOT LANDSCAPING: 0.05 X 30,637 s.f. = 1,532 s.f.±

NUMBER OF SHADE TREES REQUIRED AT 250 s.f. PER TREE: 1,532 s.f./250 s.f. = 6.10 OR 7 TREES

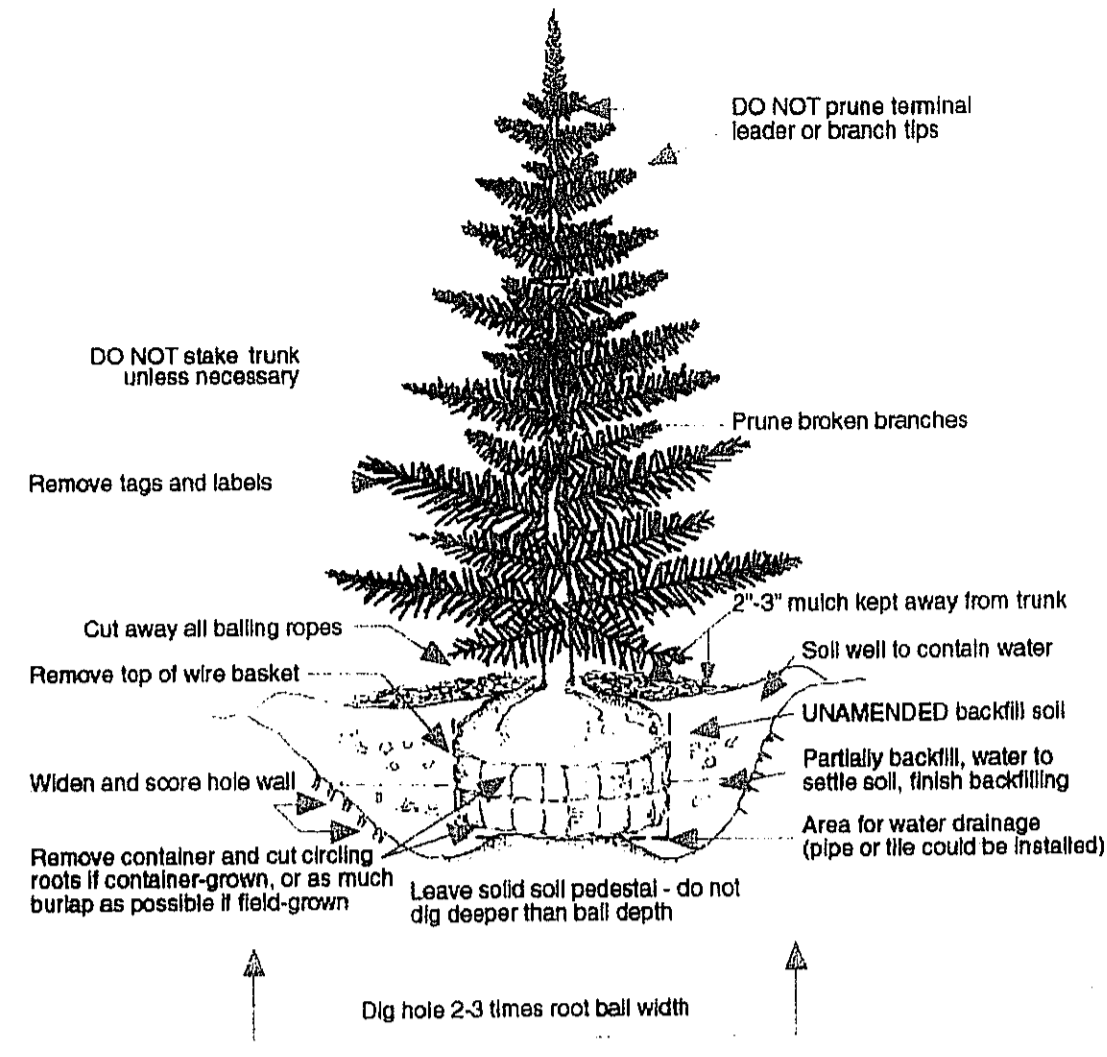
NUMBER OF SHADE TREES PROVIDED AT 250 s.f. PER TREE: 7 TREES

PERIPHERAL PARKING LOT LANDSCAPING CALCULATIONS

NOT APPLICABLE



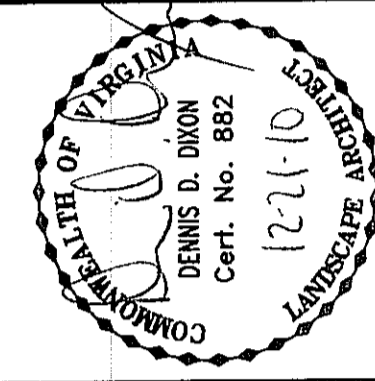
1
6 TREE PLANTING GUIDELINE
NOT TO SCALE



2
6 EVERGREEN PLANTING GUIDELINE
NOT TO SCALE

NOTE: SEE SHEET 5 FOR PLANT SCHEDULE AND TREE CANOPY CALCULATION FOR PROPOSED TREES TO BE PLANTED.

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www.bcconl.com



LANDSCAPE DETAILS

OAKTON EAST

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

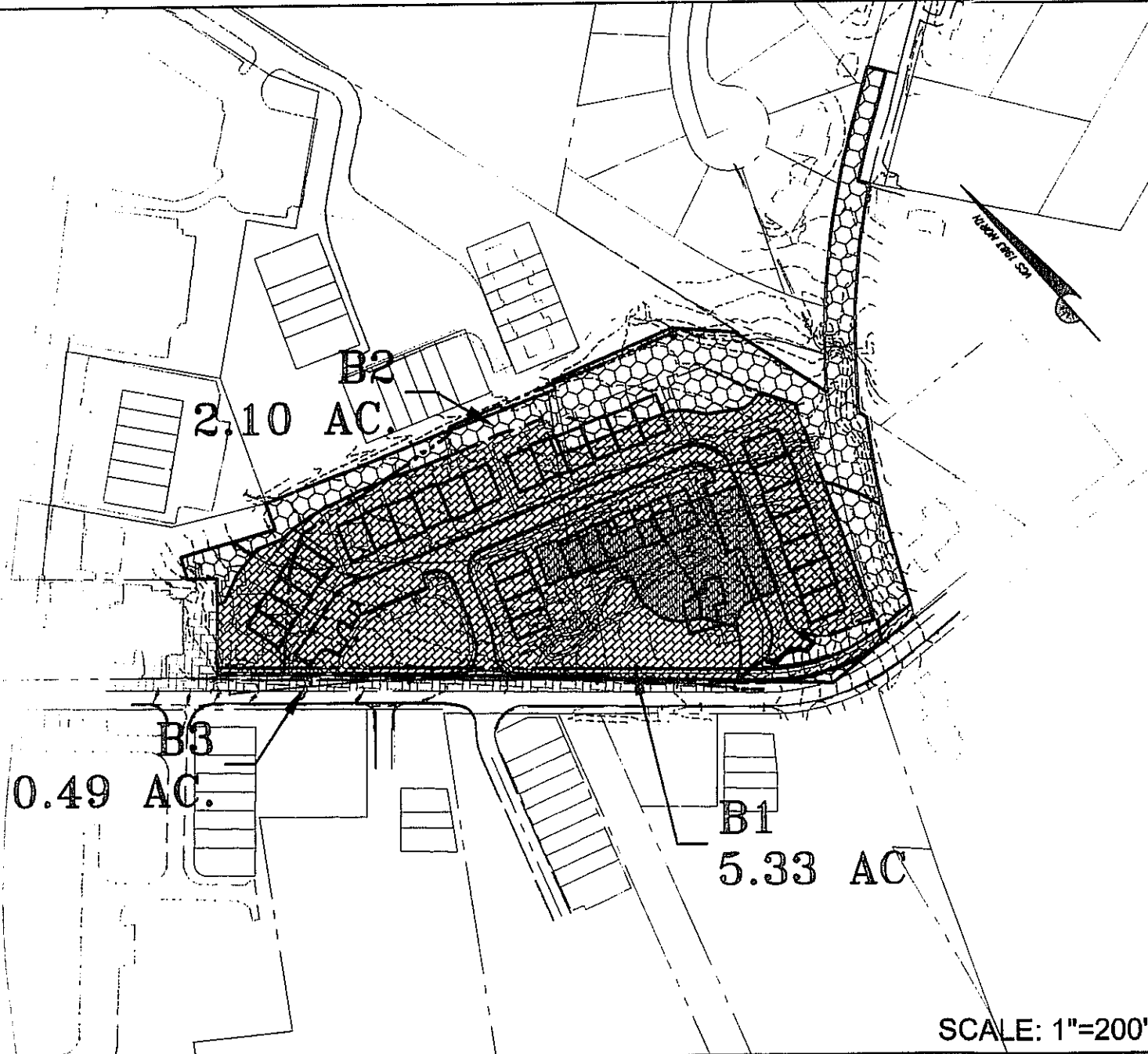
Application No. RZ2010-PR-010 Staff KGS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED MARCH 24, 2011
Date of (BOS) (PC) March 29, 2011

Sheet 6 of 18

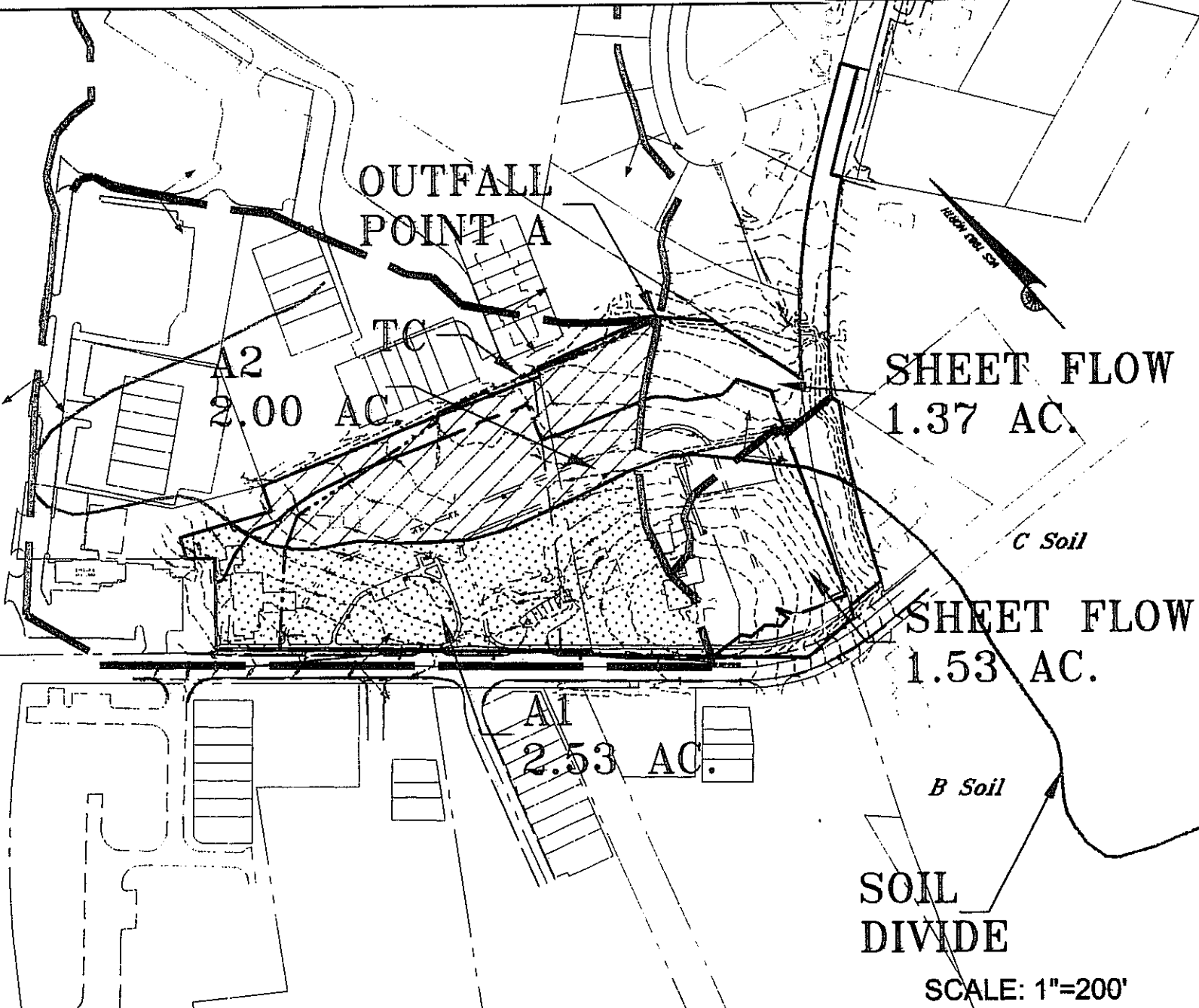
BC REVISIONS 10-14-10 REVISED: 11-12-10 REVISED: 12-2-10 12-21-10	DESIGNED BY: PLR DRAFTED BY: CAD CHECKED BY: PLR DATE: JUNE 2010 SCALE: HOR. NA VERT. NA
SHEET 6 OF 18	
CO. NO. CAD NAME: G8118LSCDET LAYOUT: LSC DETAILS FILE NO. 08118-06	

XREF'S

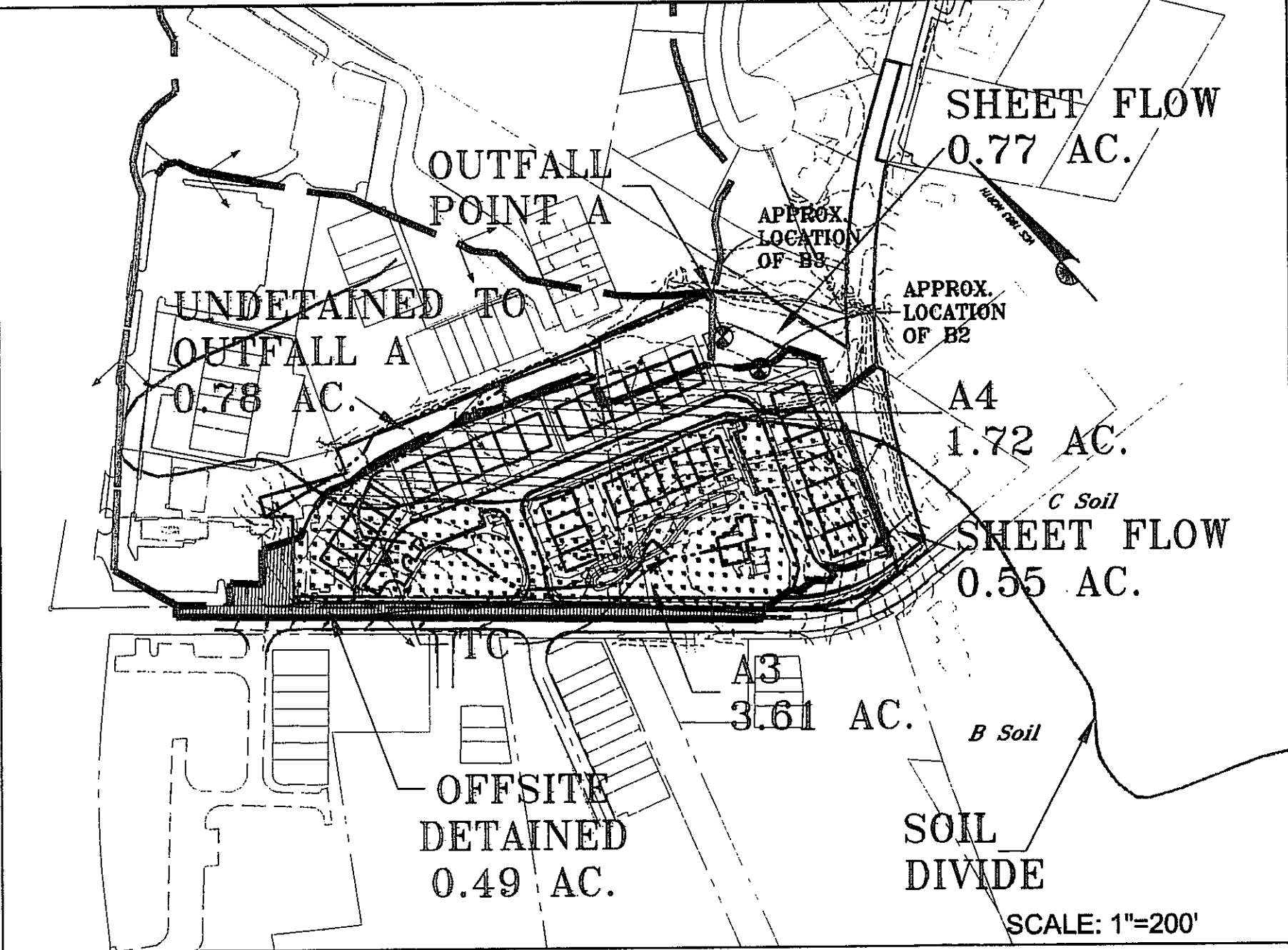
BMP DRAINAGE MAP



PRE-DEVELOPMENT DRAINAGE MAP



POST-DEVELOPMENT DRAINAGE MAP



REZONING STORMWATER MANAGEMENT NARRATIVE

PRE-DEVELOPMENT CONDITIONS

THIS 7.43 ACRE SITE CURRENTLY CONTAINS AN EXISTING SALES TRAILER AND PARKING AREA. TWO EXISTING SINGLE FAMILY DETACHED RESIDENCES AND IS ZONED R-2. THE ADJACENT PARCELS ARE RESIDENTIAL AND COMMERCIAL ZONED. THE SOUTHERN BORDER OF THE SITE RUNS ALONG EXISTING BLAKE LANE (STATE ROUTE 655). THIS SITE IS LOCATED WITHIN THE ACCOTINK CREEK WATERSHED. WATER FROM THE SITE DRAINS NORTHEAST, OVERLAND, INTO AN EXISTING FLOODPLAIN (DB 5772, PG 1381). OFFSITE WATER MAINLY COMES FROM COLLECTION ALONG BLAKE LANE WHERE INLETS ARE CENTRALLY LOCATED ALONG THE SOUTHERN BOUNDARY OF THE SITE. THE INLETS CONNECT TO AN EXISTING YARD INLET. THE WATER IS THEN CONVEYED THROUGH STORM SEWER THROUGH THE CENTER OF THE SITE UNTIL IT OUTFALLS INTO THE EXISTING FLOODPLAIN EASEMENT ALONG THE NORTHERN BORDER OF THE SITE.

POST-DEVELOPMENT CONDITIONS

THE PROPOSED CONDITIONS FOR THE SITE IS FOR 35 TOWNHOUSE UNITS AND ONE OF THE EXISTING HOUSES TO REMAIN. A SUB-SURFACE DETENTION FACILITY CONSISTING OF A RAIN TANK * (TRADEMARK) BRAND UNDERGROUND INFILTRATION FACILITY OR OTHER SIMILAR INFILTRATION SYSTEM (COLLECTIVELY CALLED RAIN TANK HENCEFORTH) WILL COLLECT WATER FROM THE COMBINATION OF OVERLAND FLOW AND A PROPOSED STORM SEWER SYSTEM. ROUGHLY 5.33 ACRES ONSITE AND 0.49 ACRES OFFSITE ARE DETAINED IN THIS STORMWATER MANAGEMENT FACILITY. THE RAIN TANK SYSTEM DETAINS THE STORMWATER RUNOFF IN ORDER TO MEET THE MAXIMUM ALLOWABLE RELEASE. REFER TO THE ALLOWABLE RELEASE COMPUTATIONS, OUTFLOW COMPUTATIONS, AND VOLUME TABLE ON THIS SHEET. THE FACILITY OUTFALLS INTO THE EXISTING FLOODPLAIN (DB 5772, PG 1381). STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN MET, AS THE POST-DEVELOPMENT PEAK RELEASE RATES FOR THE 2 AND 10-YEAR STORMS ARE LESS THAN PRE-DEVELOPMENT LEVELS.

BEST MANAGEMENT PRACTICE (BMP) NARRATIVE

THE 7.43 ACRE SITE IS IN THE ACCOTINK CREEK WATERSHED. THIS SITE REQUIRES 40% PHOSPHOROUS REMOVAL EFFICIENCY AS IT IS CONSIDERED A 'NEW DEVELOPMENT' IN FAIRFAX COUNTY. BMP COMPUTATIONS ARE BASED ON THE OCCOQUAN METHOD AND RESULT IN A 42.2% PHOSPHOROUS REMOVAL. (SEE COMPUTATIONS ON THIS SHEET). THE BMP REQUIREMENTS WILL BE MET BY INFILTRATING THE FIRST 0.5" OF RUNOFF THROUGH A GRAVEL BED BENEATH THE RAIN TANK. GENERALLY, SOILS IN THIS AREA HAVE INFILTRATION RATES SUFFICIENT TO FACILITATE THE PROPER USE OF A RAIN TANK FACILITIES, BUT FINAL DESIGN AND LOCATION IS DEPENDENT UPON FIELD VERIFICATION OF THE SOIL INFILTRATION RATES BY A QUALIFIED GEOTECHNICAL ENGINEER. SHOULD THE WATER TABLE ELEVATION PRECLUDE THE USE OF INFILTRATION, BMP'S WILL BE PROVIDED THROUGH A COMBINATION OF RAINGARDENS, FILTERRAS AND BAY FILTERS.

THE COUNTY CONSIDERS A RAIN TANK AS A 'SUB-SURFACE' DETENTION FACILITIES (SSDF), THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM) ALLOWS THE USE OF A SSDF IN A RESIDENTIAL DEVELOPMENT. AN 'UNDERGROUND' DETENTION SYSTEM (UDS) IS NOT ALLOWED IN A RESIDENTIAL DEVELOPMENT AND REQUIRES A WAIVER OF THE PFM REQUIREMENTS FOR ITS USE THERE. SSDF AND UDF DIFFER IN THE SIZE OF THEIR COMPONENTS, ACCESSIBILITY AND SAFETY CONCERNS. A MODIFICATION OF THE PFM MAY BE REQUIRED FOR THE USE OF A SSDF WITH THIS DEVELOPMENT. IF REQUIRED, THE MODIFICATION REQUEST WILL BE MADE AT THE SITE PLAN PHASE. IN THE EVENT THAT ANY MODIFICATION REQUEST IS NOT APPROVED OR SOILS ARE NOT SUFFICIENT TO SUPPORT AN INFILTRATION SYSTEM THEN ANOTHER BMP FACILITIES WILL BE USED AS APPROVED BY THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES.

* THE 'RAIN TANK' (TMK) BRAND IS A MODULAR SYSTEM OF SMALL CRATES THAT MAY BE STACKED TO PROVIDE A DRAINAGE SYSTEM THAT STORES STORMWATER RUNOFF AND ALLOWS IT TO INFILTRATE INTO THE GROUND.

ALLOWABLE RELEASE COMPUTATIONS

OAKTON EAST - Stormwater Management Allowable Release Computations

Onsite Pre-Development: Flow Calculations

Storm Frequency	Cf	C	I (in./hr)	Area (Ac.)	Peak Flow (cfs)
2-Year (Site Area)	1.00	0.23	5.45	7.43	9.32
10-Year (Site Area)	1.00	0.36	7.27	7.43	19.35

Post-Development: Controlled/Uncontrolled Areas

Description:	Weighted "C"	Area (Ac.)	Post-Develop. Peak Flow (cfs)
Onsite Detained			
2-Year	0.61	5.33	17.77
10-Year	0.61	5.33	23.71
Onsite Undetained			
2-Year	0.32	2.11	3.67
10-Year	0.32	2.11	4.90
Total Onsite Area =	7.43		

Offsite Detained			
2-Year	0.76	0.49	2.03
10-Year	0.76	0.49	2.71

Onsite & Offsite Composite "C" to Detention Facility = 0.62

OVERALL SITE Post-Development Discharge

Storm Frequency	Proportional Improvement Release (cfs)	Post-Onsite Undetained (cfs)	Post-Development Outflow (cfs)
2-Year	0.63	3.67	4.30
10-Year	2.20	4.90	7.10

**Time of concentration for pre and post development computations is 5 minutes.

INFILTRATION TEST RESULTS

INFILTRATION TEST RECORD/CALCULATION

Job No: 10947-B Job Name: Oakton East - Infiltration Date: 10/8/2010

Boring No: B-2

Perc Hole Depth (in.): 60.0	Reference Depths for Test (in): 12" = 48.0 24" = 36.00
Test Intervals/Duration (Hrs.)	0.00 1.00 2.00 3.00 4.00
Duration	0:00 1:00 2:00 3:00 4:00
Actual Test Time (Start/Finish)	14:30 15:30 16:30 17:30 18:30
Measured Depth to water (in.)	60.00 38.00 39.50 40.25 41.00
Measured Depth, Added Initial	34.00 38.00 39.50 40.25 41.00
Head (in.)	26.0 22.0 20.5 19.8 19.0
Fall (in.)	4.0 1.5 0.8 0.8
Calculated Infiltration Rate (in./hr.):	
Avg. Fall Over 4 hours: 1.75	
Recommended Rate-1/2 Av. Fall: 0.9	

Boring No: B-3

Perc Hole Depth (in.): 59.5	Reference Depths for Test (in): 12" = 47.5 24" = 35.50
Test Intervals/Duration (Hrs.)	0.00 1.00 2.00 3.00 4.00
Duration	0:00 1:00 2:00 3:00 4:00
Actual Test Time (Start/Finish)	14:32 15:32 16:32 17:32 18:32
Measured Depth to water (in.)	59.50 40.50 42.25 43.25 44.25
Measured Depth, Added Initial	34.50 40.50 42.25 43.25 44.25
Head (in.)	25.0 19.0 17.3 16.3 15.3
Fall (in.)	6.0 1.8 1.0 1.0
Calculated Infiltration Rate (in./hr.):	
Avg. Fall Over 4 hours: 2.4375	
Recommended Rate-1/2 Av. Fall: 1.2	

INFILTRATION TESTING PERFORMED BY ECS, LTD.

BMP FACILITY DESIGN CALCULATIONS

II. WATERSHED INFORMATION

PART 1: LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS

SUBAREA DESIGNATION & DESCRIPTION	"C"	AREA (AC.)
(1)	(2)	(3)
B1 Onsite to Infiltration	0.61	5.33
B2 Onsite Uncontrolled	0.32	2.10
B3 Offsite to Infiltration	0.76	0.49

PART 2: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) AREA OF THE SITE	(a) 7.43 ACRES
(B) SUBAREA DESIGNATION	"C" AREA (AC.) PRODUCT
(1) (2) (3) (4)	
B1 Onsite to Infiltration	0.61 X 5.33 = 3.25
B2 Onsite Uncontrolled	0.32 X 2.10 = 0.67
B3 Offsite to Infiltration	X =
(b) TOTAL	= 3.92
(C) WEIGHTED AVERAGE "C" FACTOR	(b) / (a) = (c) 0.53

PART 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION	BMP TYPE	REMOVAL EFF. (%)	AREA RATIO	"C" FACTOR RATIO	PRODUCT
(1) (2) (3) (4) (5) (6)					
B1 Onsite to Infiltration	50	X	0.72	X	1.15
B2 Onsite Uncontrolled	0	X	0.28	X	0.60
B3 Offsite to Infiltration	50	X	0.01	X	1.43
20% Credit for Offsite Areas.					
(a) TOTAL					= 42.12

PART 4: DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

(A) SELECT REQUIREMENT: (a) 40 %
(FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION AREA - 40%)
OR (FAIRFAX COUNTY WATER SUPPLY OVERLAY DISTRICT - 50%)

(B) IF LINE 3 (a) 42.12 % > LINE 4(a) 40 %
THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED.

INFILTRATION DESIGN CALCULATIONS

PART 1: DETERMINE DESIGN INFILTRATION RATE

(A) SOIL CLASSIFICATION	LOAM
(B) HYDROLOGIC SOIL GROUPING	C
(C) MINIMUM INFILTRATION RATE (f) (PER FIELD RUN DATA-SEE THIS SHEET)	1.75 in./hr
(D) DESIGN INFILTRATION RATE (f _d) (PER GEOTECH RECOMMENDATION-SEE SHEET 19A)	(a) 0.90 in./hr

PART 2: DETERMINE MAXIMUM STORAGE TIME

(A) MAXIMUM STORAGE TIME, T _{max} =	(b) 48 hr
--	-----------

PART 3: DETERMINE MAXIMUM ALLOWABLE DEPTH OF THE FACILITY

(A) VOID RATIO FOR STONE RESERVOIRS USING 1.5 TO 3.5 INCH STONE - VDOT NO. 1 COARSE-GRADED AGGREGATE	V _r	(c) 0.40
(B) MAXIMUM ALLOWABLE DEPTH OF THE FACILITY	d _{max} = f _d * t _{max} / V _r	(a) * (b) / (c) = (d) 108.0 in

PART 4: DETERMINE MINIMUM BOTTOM SURFACE AREA REQUIRED

(A) WATER QUALITY VOLUME REQUIREMENTS FOR SITE, VOL _{WQ}	(e) 5,735 cf
(B) MINIMUM BOTTOM SURFACE AREA OF THE FACILITY	
$SA_{min} = VOL_{WQ} / (f_d * T_{max} * 1/12)$	(e) / ((a) * (b)) = (f) 1,593 sq. ft

PART 5: ACTUAL BMP VOLUME PROVIDED IN THE INFILTRATION TRENCH

(A) SURFACE AREA AND DEPTH PROVIDED	(g) N/A
LENGTH =	(h) N/A
WIDTH =	(i) 8,536 sq. ft
LENGTH * WIDTH =	(g) * (h) = (i) 1.83 ft
(B) DEPTH PROVIDED	(j) 1.83 ft
(C) BMP VOLUME PROVIDED FOR IN THE INFILTRATION TRENCH	
VOLUME (FROM POND ROUTING) =	6,248 cu. ft

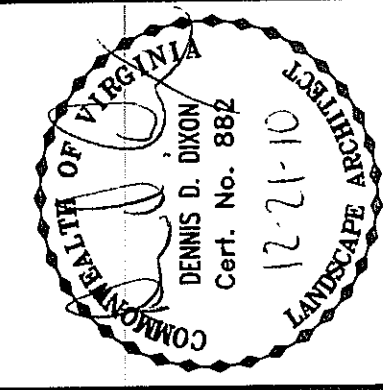
Application No RZ2010-PR-010 Staff KGS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED MARCH 24, 2011
Date of (BOS) (PC) March 29, 2011

Sheet 7 of 18

STORMWATER MANAGEMENT PLAN

OAKTON EAST

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



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BC REVISIONS

REVISED TO 10-14-10

REVISED TO 11-12-10

REVISED TO 12-2-10

REVISED TO 12-21-10

APPLICANT: NEIGHBORHOODS VI, LLC

11111 SUNSET HILLS ROAD

SUIT 200 RESTON, VA 20190

DESIGNED BY: PLR

DRAFTED BY: CAD

CHECKED BY: PLR

DATE: JUNE 2010

SCALE: HOR. N/A

VERT. N/A

SHEET 7 OF 18

CO. NO.

CAD NAME: G8118SWM-01

LAYOUT: SWM1

FILE NO. 08118-06

OUTFALL 'A' ONSITE PRE-DEVELOPMENT FLOW SUMMARY

Node ID	Type	Return Event	HYG Vol cu.ft	Trun	Opeak min	Opeak cfs	Max WSEL ft	Max Pond Storage cu.ft
*OUTFLOW	JCT	2	7907		722.50	2.44		
*OUTFLOW	JCT	10	25699		720.00	9.54		
*OUTFLOW	JCT	1	4700		722.50	1.18		
RAINFALL	AREA	2	7907		722.50	2.44		
RAINFALL	AREA	10	25699		720.00	9.54		
RAINFALL	AREA	1	4700		722.50	1.18		

STORM FREQUENCY	PROPORTIONAL IMPROVEMENT RELEASE (CFS)	-	UNDETAILED TO OUTFALL A (CFS)	+	* OFFSITE DETAINED (CFS)	=	MAX ALLOWABLE OUTFLOW (CFS)
Q ₂ =	0.40	-	1.12	+	1.48	=	0.76
Q ₁₀ =	2.87	-	2.87	+	2.71	=	2.71

DETENTION FACILITY DISCHARGE SUMMARY

Node ID	Type	Return Event	HYG Vol cu.ft	Trun	Qpeak min	Qpeak cfs	Max WSEL ft	Max Pond Storage cu.ft
ONSITE	AREA	2	49658		714.00	20.33		
ONSITE	AREA	10	90520		714.00	36.03		
ONSITE	AREA	1	39699		714.00	16.38		
*OUTFLOW	JCT	2	43523		810.00	.63		
*OUTFLOW	JCT	10	84385		765.00	2.20		
*OUTFLOW	JCT	1	33564		813.00	.54		
POND	IN POND	2	49658		714.00	20.33		
POND	IN POND	10	90520		714.00	36.03		
POND	IN POND	1	39699		714.00	16.38		
POND	OUT POND	2	43523		810.00	.63	388.09	33202
POND	OUT POND	10	84385		765.00	2.20	390.92	56101
POND	OUT POND	1	33564		813.00	.54	387.22	26115

OUTFALL 'A' ONSITE UNCONTROLLED FLOW SUMMARY

Node ID	Type	Return Event	HYG Vol cu.ft	Trun	Opeak min	Opeak cfs	Max WSEL ft	Max Pond Storage cu.ft
*OUTFLOW	JCT	2	2796		717.00	1.12		
*OUTFLOW	JCT	10	6938		717.00	2.87		
*OUTFLOW	JCT	1	1932		717.00	.74		
UNDETAINED	AREA	2	2796		717.00	1.12		
UNDETAINED	AREA	10	6938		717.00	2.87		
UNDETAINED	AREA	1	1932		717.00	.74		

DETENTION VOLUME

HW Elv, ft	Total, cu.ft	Adjusted, cu.ft
384.00	0	0
391.12	60776	57737

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

☐ 12. Stormwater management is not required because

DESIGNED BY:	PLR
DRAFTED BY:	CAD
CHECKED BY:	PLR
DATE:	JUNE 2010
SCALE:	HOR. N/A VERT. N/A
SHEET 8 OF 18	
CO. NO.	
CAD NAME:	GB118SWM-0
LAYOUT: SWM2	
FILE NO.	08118-06

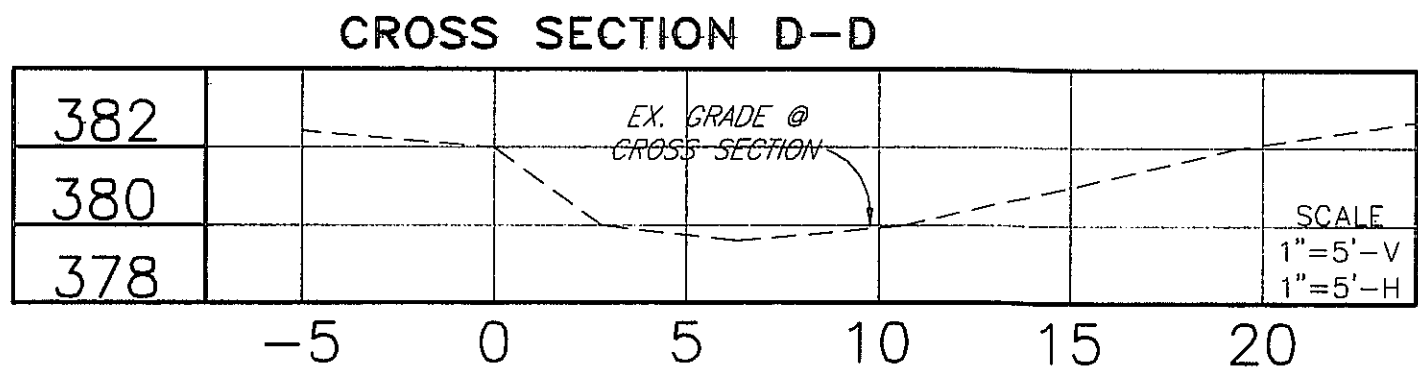
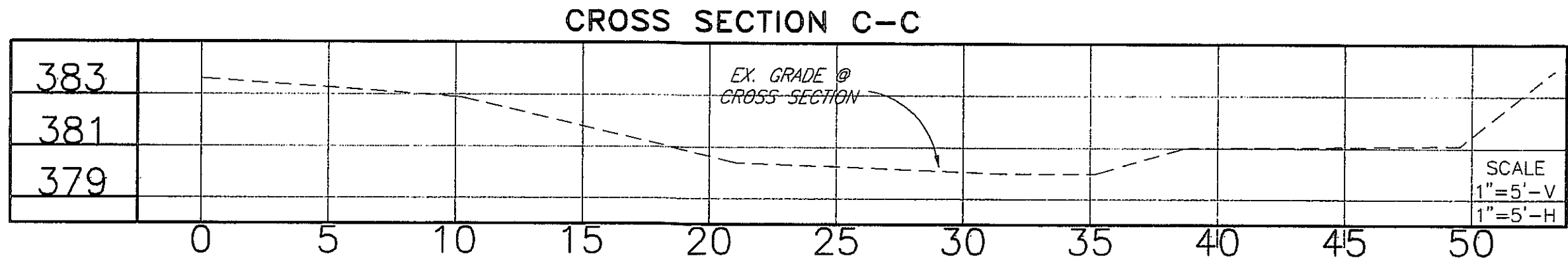
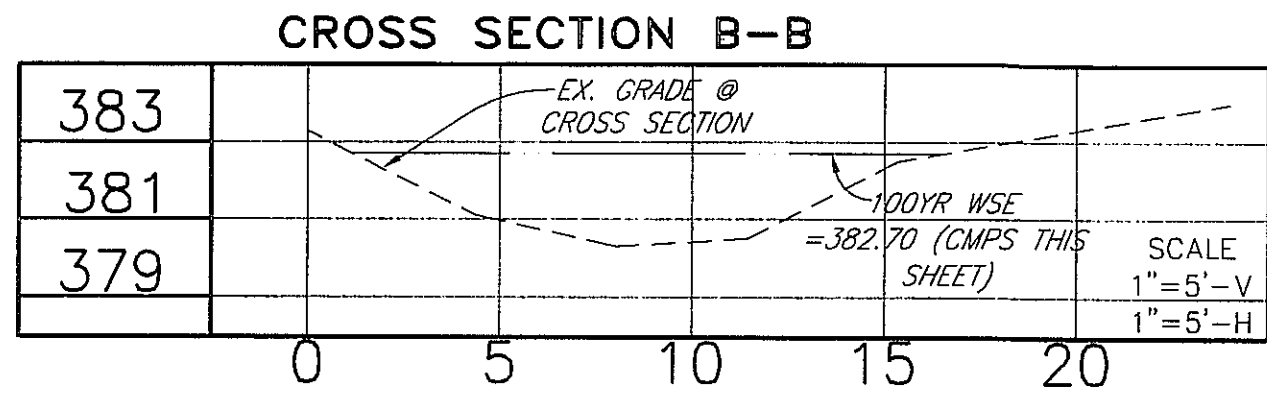
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DENNIS D. DIXON
Cert. No. 882
12-21-10
LANDSCAPE ARCHITECT

TORMWATER MANAGEMENT PLAN

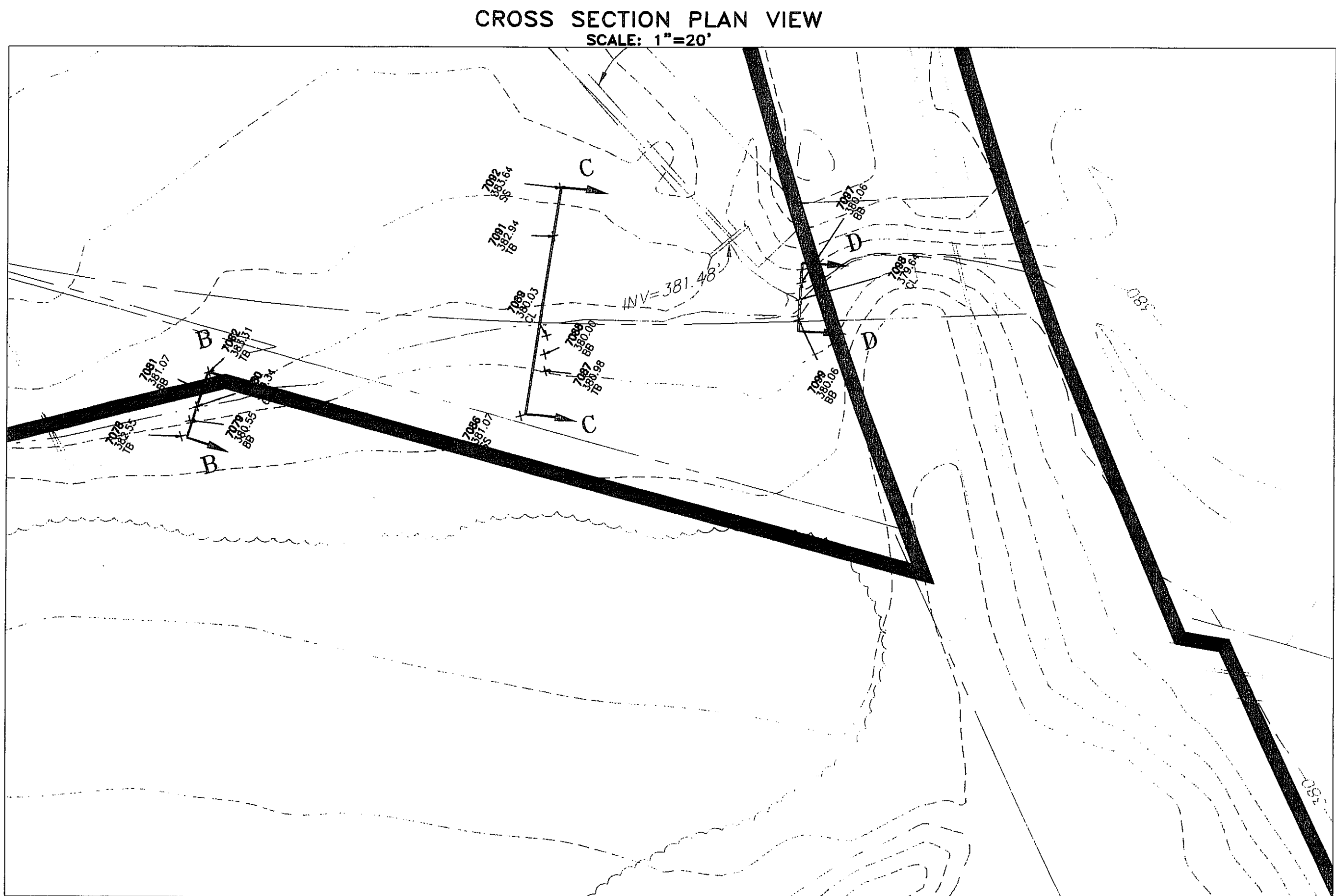
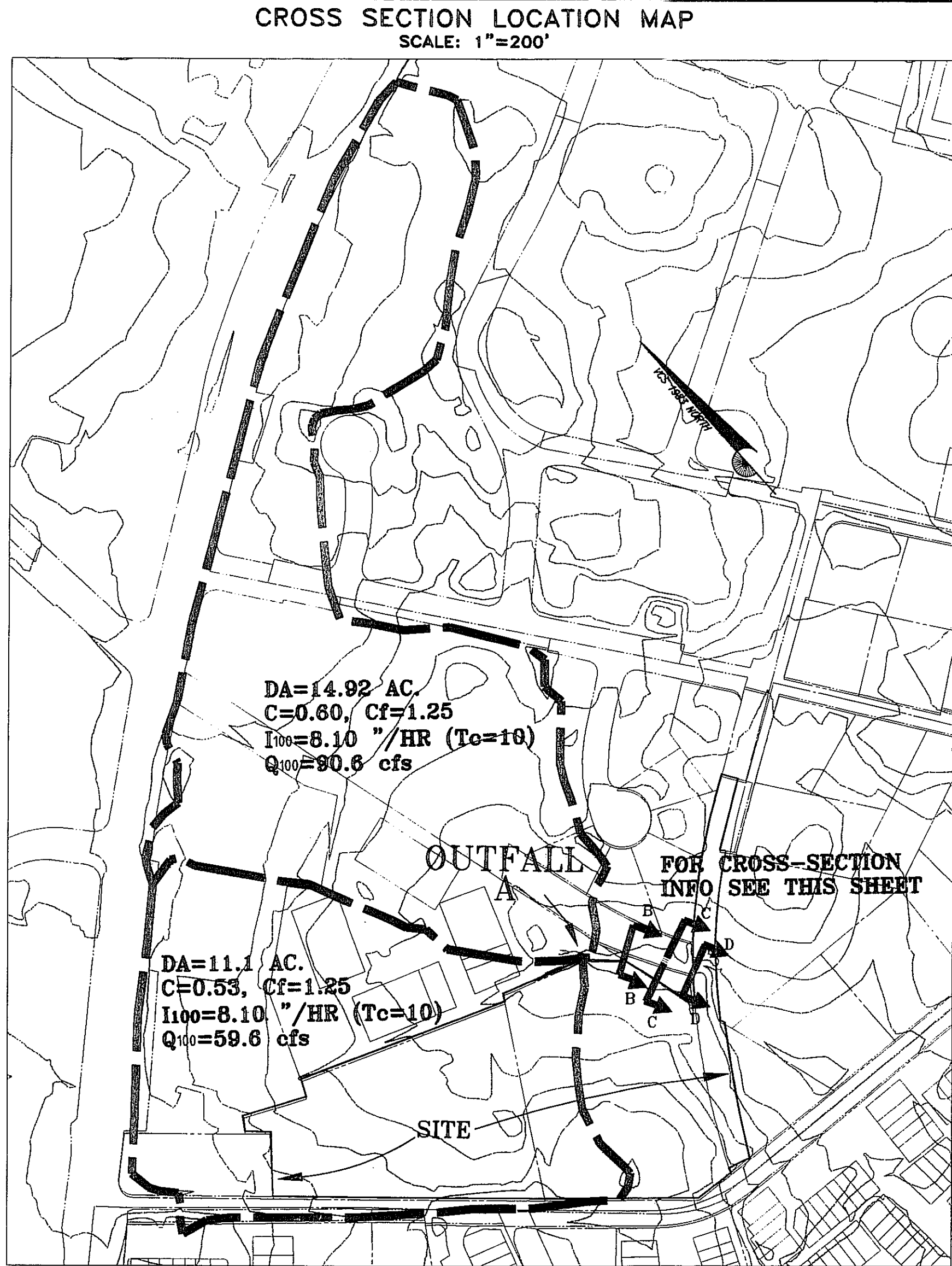
OAKTON EAST

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA



100-YR. WATER SURFACE ELEV.-CROSS SECTION B-B

Worksheet for 100yr Cross-Section B-B			
Project Description:			
Friction Method	Manning Formula		
Solve For	Normal Depth		
Input Data:			
Channel Slope	0.02800 ft/ft		
Discharge	$Q = C_f \times (C/A) = 150.16$ ft ³ /s $R^2 = 1.25 \times .57 \times 8.10 \times 26.02$		
Section Definitions:			
Station (ft)	Elevation (ft)		
0+00	383.31		
0+04	381.07		
0+08	380.34		
0+11	380.55		
0+15	382.55		
Roughness Segment Definitions:			
Start Station	Ending Station	Roughness Coefficient	
(0+00, 383.31)	(0+15, 382.55)	0.045	
Results:			
Normal Depth	2.36 ft		
Elevation Range	380.34 to 383.31 ft		
Flow Area	21.34 ft ²		
Wetted Perimeter	14.85 ft		
Top Width	13.73 ft		
Normal Depth	2.36 ft		
Critical Depth	2.35 ft		
Critical Slope	0.02830 ft/ft		
Velocity	7.04 ft/s		
Velocity Head	0.77 ft		
Specific Energy	3.13 ft		
Froude Number	0.99		
Flow Type	Subcritical		



EXTENT OF REVIEW AND OUTFALL NARRATIVE

A TOTAL OF 4.53 ACRES OF THE SITE FLOWS TO OUTFALL POINT 'A' IN EXISTING CONDITIONS. WITH THE POST-DEVELOPED CONDITION, A TOTAL OF 5.09 ACRES ONSITE WILL OUTFALL AT POINT 'A' AFTER BEING DETAINED IN THE UNDERGROUND DETENTION FACILITY. THE REMAINING 2.35 ACRES ONSITE IS UNDETAINED SHEET FLOW AND THE PEAK RATE OF RUNOFF FOR THIS AREA AFTER DEVELOPMENT DOES NOT EXCEED THE PREDEVELOPMENT PEAK RATE. THEREFORE, PER PFM SECTION 6-0202.6, THE PROJECT may continue to discharge stormwater VIA SHEET FLOW into the lower lying property. THE DRAINAGE DIVERSION FROM 4.53 TO 5.09 ACRES IS PERMISSIBLE UNDER PFM SECTION 6-0202.2A(4) AS JUSTIFIED BY THE FOLLOWING: THE DOWNSTREAM DRAINAGE SYSTEM REMAINS ADEQUATE AS SHOWN BY THE 100 YEAR WATER SURFACE ELEVATION WHICH REMAINS IN THE EXISTING CHANNEL. NO NEW FLOODPLAIN AREAS ARE CREATED BY THIS DIVERSION AS THE DRAINAGE AREA CONTINUES TO REMAIN UNDER 70 ACRES AT OUTFALL POINT 'A'. THEREFORE, COMPLIANCE ISSUES WITH PROVISIONS GOVERNING ELEVATIONS AND PROXIMITY TO 100-YEAR WATER SURFACE ELEVATIONS DO NOT APPLY. RPA BOUNDARIES DO NOT EXIST WITHIN OR NEAR THE SITE. THE STREAM THAT RUNS PARALLEL TO THE NORTHERN BOUNDARY IS AN INTERMITTENT STREAM AND THERE ARE NO OTHER STREAMS THAT RUN THROUGH OR AROUND THE SITE. LASTLY, THE ACCOTINK CREEK WATERSHED DRAINAGE AREA IS NOT CHANGED BY THIS DIVERSION.

THE DETENTION METHOD HAS BEEN UTILIZED IN SIZING THE FACILITY, THUS THE 1-YEAR STORM WILL BE DETAINED IN THE FACILITY FOR 24-HOURS AND PROPORTIONAL IMPROVEMENTS WILL BE APPLIED TO THE 2- AND 10-YEAR STORM EVENTS. EXTENT OF REVIEW WILL BEGIN AT POINT 'A'. IMMEDIATELY DOWNSTREAM OF POINT 'A' IS A CONFLUENCE POINT OF THE RECEIVING CHANNEL FLOWING PARALLEL TO THE NORTHERN SITE PROPERTY LINE WITH A DRAINAGE AREA OF 11.1-ACRES AND ANOTHER EXISTING CHANNEL. THE CONVERGING CHANNEL HAS A DRAINAGE AREA OF 14.9 ACRES, WHICH IS AT LEAST 90% OF THE SITE DRAINAGE AREA AT THE BEGINNING OF EXTENT OF REVIEW (PFM 6-0203.2A). EXTENT OF REVIEW WILL END 150' DOWNSTREAM OF THIS POINT WHERE 3 FIELD RUN CROSS SECTIONS ('B-B', 'C-C', AND 'D-D') HAVE BEEN TAKEN PER PFM 6-0203.2D AND ARE SHOWN ON THIS SHEET. PER PFM 6-0203.2D, SINCE THE DETENTION METHOD HAS BEEN UTILIZED AND A DEFINED CHANNEL EXISTS, IT IS THE ENGINEER'S OPINION THAT THE OUTFALL IS ADEQUATE AND THAT THERE WILL BE NO FLOODING OF EXISTING DOWNSTREAM DWELLINGS OR BUILDINGS BY THE 100-YEAR STORM EVENT AS DEPICTED IN CROSS-SECTION 'B-B' THIS SHEET.

ADEQUATE OUTFALL ANALYSIS

OAKTON EAST

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Application No RZ2010-PR-010 Staff KGS
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED MARCH 24, 2011
Date of (BOS) (PC) March 29, 2011

Sheet 9 of 18

EC REVISIONS	DESIGNED BY: PLR
10-14-10	DRAFTED BY: CAD
11-12-10	CHECKED BY: PLR
12-2-10	DATE: JUNE 2010
12-21-10	SCALE: HOR. AS SHOWN
	VERT. AS SHOWN
	SHEET 9 OF 18
	CO. NO.
	CAD NAME: G8118WM-OUTFALL
	LAYOUT: OUTFALL 1
	FILE NO. 08118-06

DOWNSTREAM IMPOUNDMENT ANALYSIS DRAINAGE MAP

SCALE: 1"=500'

DOWNSTREAM IMPOUNDMENT AND SITE OUTFALL NARRATIVE

THE SITE OUTFALLS INTO AN INCISED CHANNEL (LABELED AS POINT #1), WHICH THEN FLOWS INTO A SMALL CREEK LOCATED OFFSITE. THE CREEK SHOWS SOME SIGNS OF EROSION AND CARRIES THE DISCHARGE TO A CULVERT UNDER BLAKE LANE. THE RUNOFF IS THEN DIRECTED THROUGH THE CHERRY WOOD SQUARE TOWNHOUSE DEVELOPMENT BY A CLOSED, MANMADE PIPE SYSTEM THAT DISCHARGES INTO AN EXISTING DRY POND. THE DRY POND THEN DIRECTS THE WATER UNDER JERMIANTOWN ROAD AND INTO A CLOSED, MANMADE PIPE SYSTEM THAT GRADUALLY INCREASES FROM A 6" PIPE TO AN 8" PIPE UNDER BUCHMAN DRIVE. FROM THIS POINT THE RUNOFF PARALLELS BUCHMAN UNTIL IT ENTERS AN EXISTING WET POND (LABELED AS POINT #2) LOCATED ON THE SUMMIT SQUARE APARTMENTS PROPERTY (TAX MAP #: 47-4-(26)). THERE ARE NO KNOWN DOWSTREAM COMPLAINTS OR DRAINAGE PROBLEMS. THE RUNOFF THEN FLOWS FROM THE POND INTO A 24" CULVERT UNDER INTERSTATE 66 BEFORE CROSSING OVER INTO THE CITY OF FAIRFAX. AT THIS POINT THE RUNOFF IS CONVEYED BY A NATURAL CHANNEL THAT IS AN UNNAMED TRIBUTARY OF ACCOTINK CREEK. THE CHANNEL SHOWS VARIOUS SIGNS OF EROSION AND SEDIMENTATION, BUT IS HEAVILY SHADED WITH GOOD STANDS OF TREES ALONG THE OVERBANKS. A COUPLE OF CULVERTS EXIST ALONG THE CHANNEL TO CONVEY THE WATER UNDER EXISTING ROADS. THE ANALYSIS IS STOPPED WHERE THE TOTAL DRAINAGE AREA IS 852 ACRES AND JUST UPSTREAM OF THE CONFLUENCE WITH ANOTHER UNNAMED TRIBUTARY OF ACCOTINK CREEK. THE TOTAL DISTURBED AREA IS 6.15 ACRES AND THE TOTAL SITE AREA IS 7.43 ACRES. TH 852 ACRES IS MORE THAN 100 TIMES THE DISTURBED AREA ONSITE AS WELL AS MORE THAN 100 TIMES THE SITE AREA.

AS THERE IS AN EXISTING POND DOWSTREAM TO WHICH THE RUNOFF FROM THE SITE FLOWS, A REQUEST TO PERFORM AN OFFSITE BATHYMETRIC SURVEY WAS MAILED ON JANUARY 12, 2007 TO THE OWNER OF THE POND ON PARCEL 47-4-(26). A COPY OF THIS LETTER AND FORM ALONG WITH A COPY OF THE CERTIFIED MAIL RECEIPT WAS FORWARDED TO FAIRFAX ON FEBRUARY 16, 2007 AS REQUIRED. THE FORM FOR THE OWNER TO SIGN EXPRESSING THEIR WILLINGNESS TO WORK WITH BC CONSULTANTS TO ESTABLISH THE PARAMETERS FOR A PRE-DEVELOPMENT BATHYMETRIC SURVEY WAS NOT SIGNED AND RETURNED TO US. THEREFORE, A BATHYMETRIC SURVEY WAS NOT PERFORMED.

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DOWNSTREAM IMPOUNDMENT ANALYSIS

OAKTON EAST

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FAIRFAX COUNTY, VIRGINIA

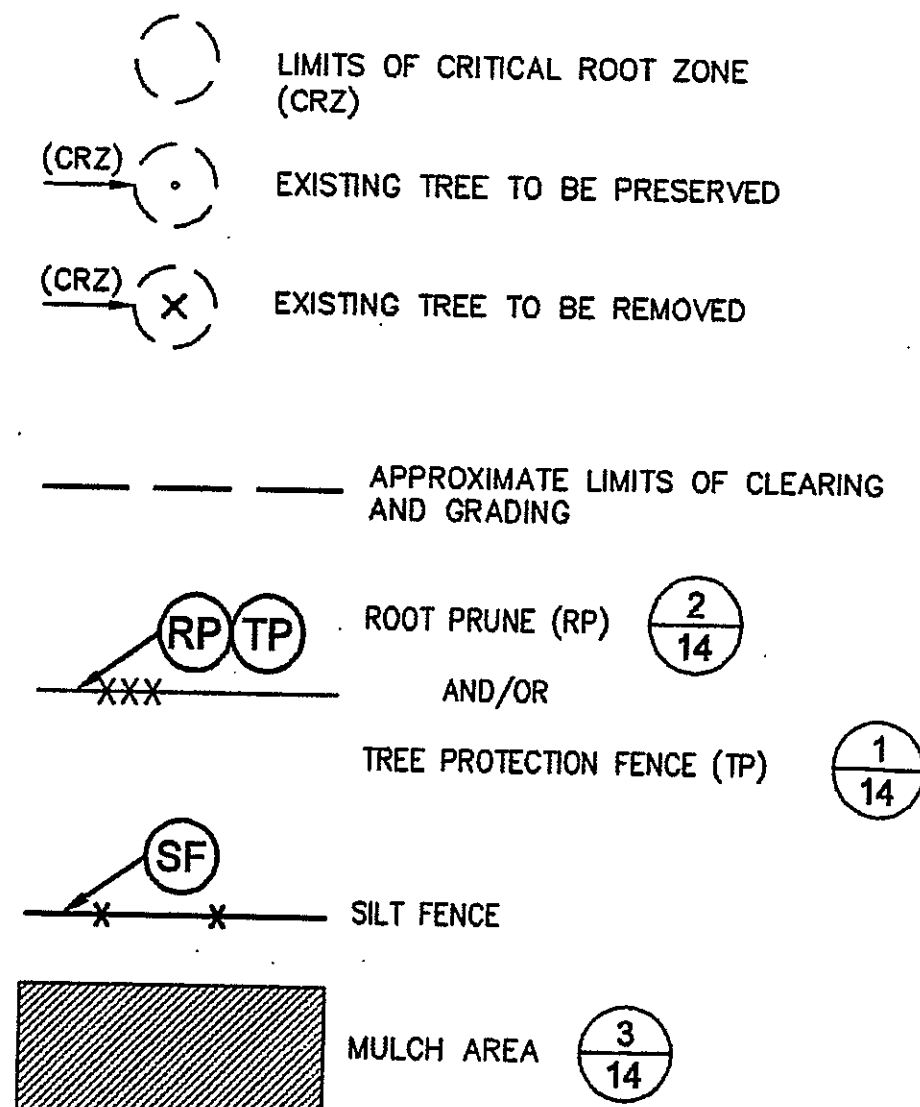
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Date of **(BOS) (PC) March 29, 2011**

Sheet **10** of **18**

BC REVISIONS	
REVISED 10-14-10	
11-12-10	
12-2-10	
12-21-10	
APPLICANT:	NEIGHBORHOODS VI, LLC
	11111 SUNSET HILLS ROAD
	SUITE 200 VA 20190
	RESTON, VA
DESIGNED BY:	PLR
DRAFTED BY:	CAD
CHECKED BY:	PLR
DATE:	JUNE 2010
SCALE:	HOR. AS SHOWN VERT. AS SHOWN
SHEET	10 OF 18
CO. NO.	
CAD NAME:	G8118SWM-OUTFALL
LAYOUT:	IMPOUNDMENT
FILE NO.	08118-06

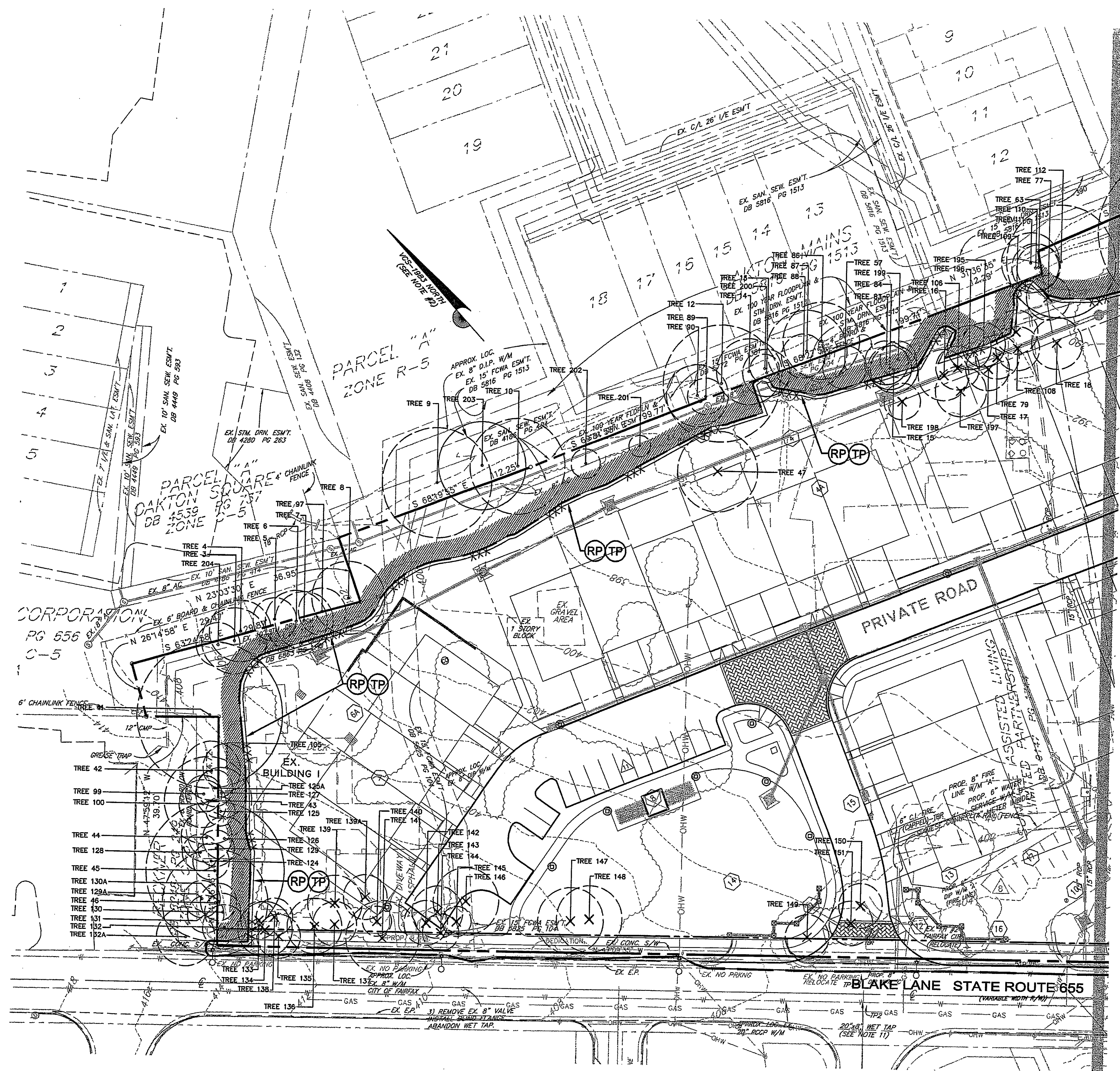
AREAS

TREE PRESERVATION LEGEND:



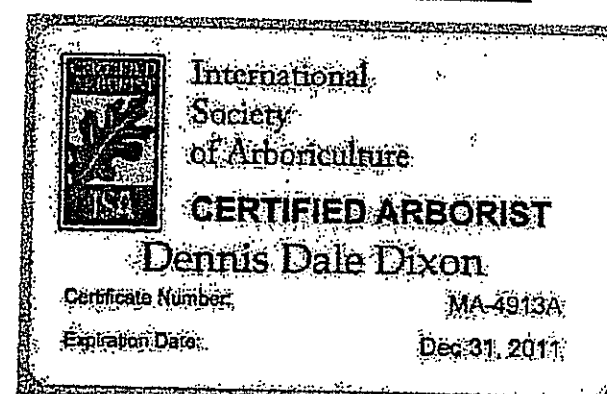
NOTE

1. THE LOCATION AND CONDITION ANALYSIS OF ALL OFFSITE TREES WERE ESTIMATED.
2. SEE SHEET 13 FOR TREE INVENTORY AND CONDITION ANALYSIS. SEE SHEET 14 FOR THE TREE PRESERVATION NARRATIVE. SEE SHEET 6 FOR TREE PRESERVATION TARGET AND STATEMENT (10-YEAR TREE CANOPY CALCULATIONS.)
3. SUITABLE EXISTING TREES MAY BE IDENTIFIED DURING THE SITE VISIT WITH THE URBAN FORESTOR FOR TRANSPLANTATION TO OTHER AREAS ON SITE PRIOR TO CONSTRUCTION ACTIVITIES.



MATCHLINE SEE SHEET 12

CERTIFIED ARBORIST



PRELIMINARY TREE PRESERVATION PLAN

OAKTON EAST

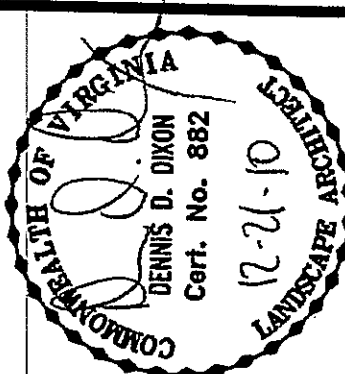
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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 (DP) (GDP) (CDP) (FDP)
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Sheet 11 of 18

BC REVISIONS	DESIGNED BY: PLR
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REVISED: 11-12-10	CHECKED BY: PLR
12-2-10	DATE: JUNE 2010
12-21-10	SCALE: HOR. 1"= 30'
	VERT. NA
	SHEET 11 OF 18
	CO. NO.
	CAD NAME: G8118TPP
	LAYOUT: TREE PRESERVATION
	FILE NO. 08118-06

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 LIMITS OF CLEARING ROOT ZONE (CRZ)


 EXISTING TREE TO BE PRESERVED


 EXISTING TREE TO BE REMOVED

_____ APPROXIMATE LIMITS OF CLEARING AND GRADING


 ROOT PRUNE (RP) $\frac{2}{14}$

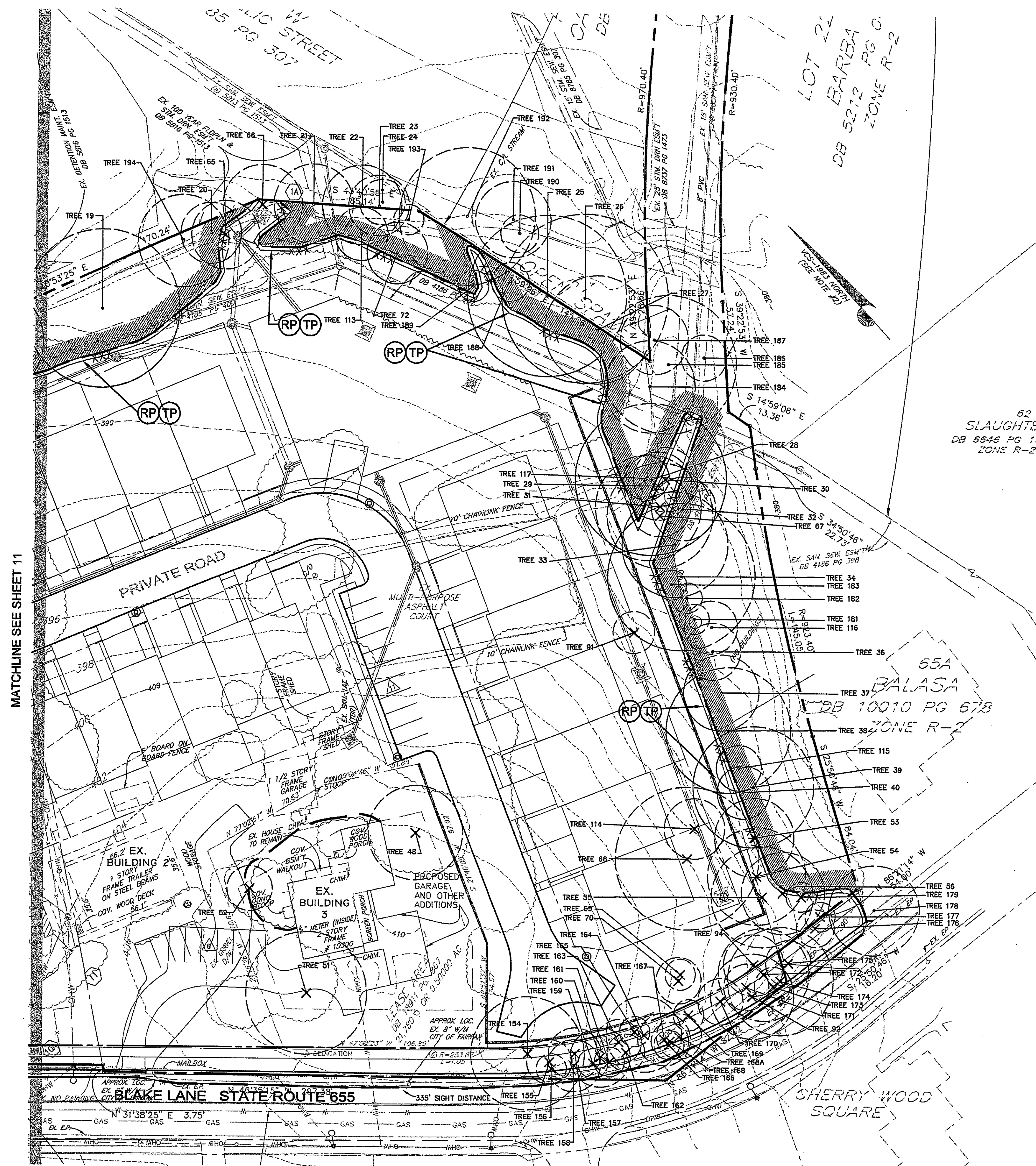
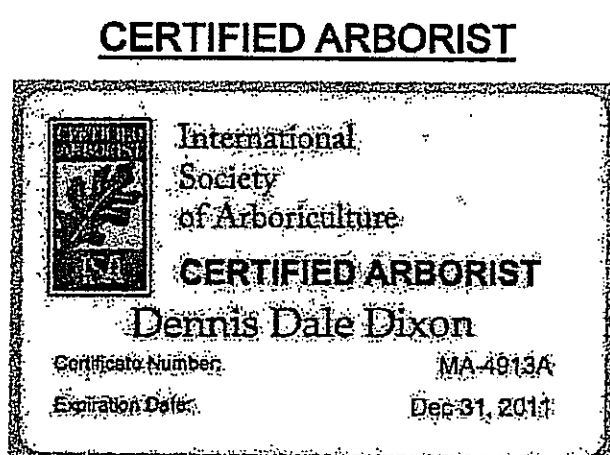
AND/OR

TREE PROTECTION FENCE (TP) $\frac{1}{14}$

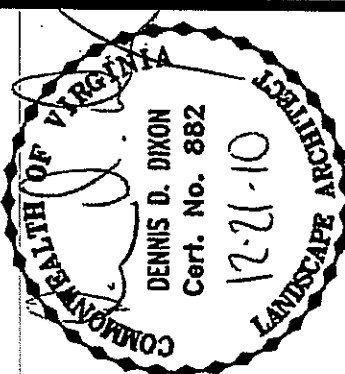

 SILT FENCE $\frac{3}{14}$


 MULCH AREA

1. THE LOCATION AND CONDITION ANALYSIS OF ALL OFFSITE TREES WERE ESTIMATED.
2. SEE SHEET 13 FOR TREE INVENTORY AND CONDITION ANALYSIS. SEE SHEET 14 FOR TREE PRESERVATION NARRATIVE. SEE SHEET 6 FOR TREE PRESERVATION TARGET AND STATEMENT (10-YEAR TREE CANOPY CALCULATIONS.)
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PRELIMINARY TREE PRESERVATION PLAN

OAKTON EAST

**PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA**

Application No RZ2010-PR-010 Staff KGS
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (~~CDP~~) (FDP)
 SEE PROFFERS DATED MARCH 24, 2011
 Date of (BOS) (PC) March 29, 2011

Sheet 12 of 18

BC REVISIONS	10-14-10 REVISED: 11-12-10 REVISED: 12-2-10 12-21-10	APPLICANT: NEIGHBORHOODS VI, LLC SUNSET HILLS ROAD SUITE 201 RESTON, VA 20190
DESIGNED BY:	PLR	
DRAFTED BY:	CAD	
CHECKED BY:	PLR	
DATE:	JUNE 2010	
SCALE:	HOR. 1"= 30' VERT. NA	
SHEET	12 OF 18	
CO. NO.		
CAD NAME:	G8118TPP	
LAYOUT:	TREE PREP (2)	
FILE NO.	08118-06	

OAKTON EAST TREE INVENTORY AND CONDITION ANALYSIS															
Tag #	Species	Size	*TRZ	Condition	Canopy Position	Crown Density	Average Crown Spread	Problems	Status	Activities					Comments
										Root Prune	Much	Prune	Remove Vines	Cable	
										Prune	Prune	Prune	Prune	Prune	
3	black walnut	18	18					small deadwood	preserve	x	x				
4	mulberry	17	17					large deadwood, branch decay, trunk decay, conflicting branches, multistem	preserve	x	x				Offsite
5	black walnut	12	12					large deadwood, thin crown	preserve	x	x				Offsite
6	black walnut	17	17					large deadwood, branch decay	preserve	x	x				
7	ash	16	16					large deadwood, girdling roots, exposed roots	preserve	x	x				
8	black walnut	20	20	38	suppressed	40	50	large deadwood, branch decay, heavy vines	preserve	x	x				Poor Condition (Offsite)
9	ash	24, 12	30	28	co dominant	65	40	exposed roots, girdling roots, weak co dominant union, large deadwood, vines, major trunk damage	preserve	x	x				Poor condition (Offsite)
10	yellow-poplar	26	26	31	co dominant	65	40	large deadwood, trunk decay, hollow trunk	preserve	x	x				Poor Condition (Offsite)
12	red maple	32	32					weak co dominant union, large deadwood	preserve	x	x				Offsite
13	ash	18	18					exposed roots, conflicting branches, small deadwood	preserve	x	x				Offsite
14	swamp white oak	13	13					3 co dominant leads	preserve	x	x				Offsite
14	swamp white oak	13	13					large deadwood, thin crown	preserve	x	x				Offsite
15	eastern white pine	13	13					small deadwood	TBD						On or near limits of clearing and grading. Final status to be evaluated in field with UFMD.
16	eastern white pine	14	14					exposed roots, small deadwood	remove						
17	eastern white pine	12	12					small deadwood, heavy vines	remove						
18	eastern white pine	14	14					small deadwood, heavy vines	remove						
19	white oak	41	41					large deadwood, branch decay, heavy vines, 2 co dominant leads	preserve	x	x		x	x	Near limits of clearing and grading. Final status to be evaluated in field with UFMD.
20	red maple	16	16					exposed roots, large deadwood	TBD						Co-owned
21	white oak	21	21					large deadwood, thin crown, root decay	preserve	x	x				
22	white oak	21	21					trunk decay, large deadwood, branch decay, one-sided	preserve	x	x				Offsite
23	white oak	16	16					large deadwood, one-sided	preserve	x	x				Offsite
24	white oak	12	12					large deadwood	preserve	x	x				Offsite
25	white oak	42	42					large deadwood, branch decay, one-sided, heavy vines	preserve	x	x		x	x	
26	DEAD								preserve						DEAD (Offsite)
27	white oak	28	28					large deadwood, one-sided, trunk wound, wire fence through trunk	preserve	x	x		x		remove wire fence
28	yellow-poplar	40	40												On or near limits of clearing and grading. Final status to be evaluated in field with UFMD.
28	yellow-poplar	40	40					large deadwood, broken limbs	TBD						
29	yellow-poplar	18	18					small deadwood	remove						
30	yellow-poplar	17	17					small deadwood	remove						
31	yellow-poplar	16	16					thin crown, small deadwood	remove						
32	pin oak	17	17					large deadwood, heavy vines, one-sided	preserve	x	x		x	x	
33	yellow-poplar	28	28					small deadwood	preserve	x	x				
34	yellow-poplar	39	39					exposed roots, trunk wound, large deadwood	preserve	x	x		x		
36	blackgum	15	15					large deadwood, branch decay, decline, 2 co dominant leads	preserve	x	x		x		
37	red maple	20	20					trunk wound, trunk decay, large deadwood, girdling roots, 4 co dominant leads	preserve	x	x		x		
38	yellow-poplar	33	33					large deadwood	preserve	x	x		x		
39	yellow-poplar	32	32					large deadwood	preserve	x	x		x		
40	red maple	14	14					exposed roots, large deadwood	TBD						On or near limits of clearing and grading. Final status to be evaluated in field with UFMD.
41	ash	40	40					girdling roots, trunk wound, large deadwood, wire fence in trunk	preserve	x	x		x	x	remove wire fence
42	silver maple	16	16					weak co dominant union, small deadwood	preserve	x	x				Offsite
43	yellow-poplar	24	24	38	dominant	70	30	potential hazard, branch decay, trunk decay, large deadwood	preserve	x	x				Poor Condition. This tree has severe decay, is hazardous, and should be removed. It is offsite and cannot be removed.
44	silver maple	14	14					exposed roots, small deadwood	preserve	x	x				Offsite
45	yellow-poplar	38	38					large deadwood	preserve	x	x				Offsite
46	yellow-poplar	29	29					weak co dominant union, large deadwood, branch decay, 2 co dominant leads	preserve	x	x				Offsite
47	southern magnolia	22	22					exposed roots, weak co dominant union, conflicting branches, small deadwood	remove						
48	red maple	25	25					exposed roots, small deadwood	remove						
49	NOT USED														NUMBER NOT USED
50	NOT USED														NUMBER NOT USED
51	northern red oak	32	32					large deadwood	remove						
52	pin oak	12	12					small deadwood	remove						
53	southern red oak	21	21					large deadwood	remove						
54	yellow-poplar	28	28					large deadwood, one-sided, vines	remove						
55	yellow-poplar	27	27					small deadwood	remove						
56	yellow-poplar	22	22					small deadwood	remove						
57	eastern white pine	12	12					trunk wound, large deadwood, lean	remove						
63	black cherry	10	10	25	intermediate	40	12	exposed roots, girdling roots, small deadwood, one-sided, vine cover	preserve	x	x		x		Sever girdling roots with permission from UFMD.
65	red maple	12, 10, 8, 4	18	38	co dominant	70	18	thin crown, stressed, excessive lean, vine cover	preserve	x	x				Poor Condition (Offsite)
65	red maple	12, 10, 8, 4	18	38	co dominant	70	18	small deadwood	remove						Poor Condition. Very near property line. May need to contact neighbor.
66	yellow-poplar	21	21	38	co dominant	55	25	basal decay, large deadwood, decline, two codominate leads, one dead	remove						
67	DEAD	28	28						remove						DEAD
68	red maple	18, 16, 12	33	31	dominant	70	40	multiple trunks, Weak notch, Large deadwood, Basal decay	remove						Poor Condition
69	yellow-poplar	12	12					small deadwood	remove						
70	American sycamore	18, 17	25					small deadwood	remove						
71	NOT USED														NUMBER NOT USED
72	red maple	16	16					exposed roots, small deadwood, top broken out	TBD						On or near limits of clearing and grading. Final status to be evaluated in field with UFMD.
77	eastern white pine	12	12					Large deadwood, Thin crown	remove						
79	eastern white pine	12	12	34	intermediate	65	10	Invasives present, Large deadwood, Moderate decline, Major branch decay	remove						Poor Condition
83	DEAD	12	12						RWP						DEAD
84	eastern white pine	12	12	38	intermediate	50	10	Large deadwood, Thin crown, Invasives present, Moderate decline	TBD						Poor Condition. Near limits of clearing and grading. Final status to be evaluated in field with UFMD.
86	mockernut hickory	21	21					Large deadwood, Basal decay, Exposed roots	preserve	x					Offsite
87	red maple	22	22					Multiple trunks, Weak notch, Large deadwood, Basal decay, exposed roots	preserve	x					Offsite
88	DEAD	12	12						preserve						DEAD (Offsite)
89	red maple	10	10					Excessive lean, Large deadwood, Trunk decay, Basal decay	preserve	x					Offsite
90	red maple	17, 6	18					Trunk decay, Basal decay, Large deadwood, Multiple trunks	preserve	x					Offsite
91	yellow-poplar	11	11	38	co dominant	45	15	heavy vines, thin crown, one-sided	remove						Poor Condition
92	black locust	22	22	28	dominant	35	15	severe decline, thin crown, trunk decay	remove						Poor Condition
93	NOT USED														
94	black locust	16	16	30	co dominant	30	10	broken top, major branch decay, thin crown, excessive lean	remove						Poor Condition
95	NOT USED														NUMBER NOT USED
97	DEAD	13	13						RWP						Co-owned. Dead tree should be removed but only with adjacent owner's permission
99	silver maple	10	10					Basal decay, Small deadwood	preserve						Offsite
100	mulberry	13	13					Excessive lean, One-sided, Large deadwood, Trunk decay	preserve						Offsite
106	arbutus	13	13					Excessive lean, Physical Damage, Small deadwood	preserve	x	x	x			
108	eastern white pine	12	12					small deadwood, vines	remove						
108	eastern white pine	10	10	25	intermediate	40	12	thin crown, stressed, excessive lean	remove						Poor Condition
109	eastern white pine	12	12					small deadwood, vines	remove						
110	red mulberry	13	13					large deadwood, branch decay, vines	preserve	x	x				Offsite
111	red maple	12	12					exposed roots, small deadwood, vines	preserve	x	x				Offsite
112	red maple	12, 12, 8, 6	30					small deadwood, lean	preserve	x	x				Offsite
113	DEAD	14	14						RWP						DEAD
114	Virginia pine	16	16	28	co dominant	40	10	thin crown, large deadwood, one-sided	remove						Poor Condition
115	red maple	10	10					exposed roots	preserve	x	x				
116	blackgum	14	14					large deadwood, branch decay, decline	preserve	x	x		x		
117	red maple	10, 6	12					Exposed roots, Small deadwood, Physical Damage, Multiple trunks	TBD						On or near limits of clearing and grading. Final status to be evaluated in field with UFMD.
124	black cherry	10	10					leaning, thin crown	preserve						Offsite

*DBH = Diameter at Breast Height (measured 4.5 feet above ground).

TRZ = Top of Root Zone (1 foot of radius per inch of tree diameter).

TBD = Final status to be determined in field in consultation with UFMD.

RWP = Remove with permission from UFMD. Tree is within undisturbed area but its condition warrants its removal.

*Condition ratings provided as percentages based on methods outlined in the latest edition of the *Guide for Plant Appraisal*, published by the International Society of Arboriculture.

C = Can = Created by growing dead, diseased, detached, and broken branches 2 inches in diameter and larger as close to the point of origin as possible without cutting into branch collar tissue.

Vine removal may consist of severing vines and leaving the vines in the tree.

* DBH = Diameter at Breast Height (measured 4.5 feet above ground).
* TRZ = Typical Root Zone (1 foot of radius per inch of tree diameter).
TBD = Final status to be determined in field in consultation with UFMD.
RWP = Remove with permission from UFMD. Tree is within undisturbed area but its condition warrants its removal.
Condition ratings provided as percentages based on methods outlined in the latest edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture.
C = Crown cleaning, by pruning dead, diseased, detached, and broken branches 2 inches in diameter and larger as close to the point of origin possible without cutting into branch collar tissue.
Vine removal may consist of severing vines and leaving the vines in the tree.

CERTIFIED ARBORIST



International Society of Arboriculture

CERTIFIED ARBORIST

Dennis Dale Dixon

Certificate Number: MA-4913A

Expiration Date: Dec 31, 2011

Zimar & Associates, Inc.
ARBORICULTURE FORESTRY CONSULTING
10105 Residency Road, Suite 207
Manassas, Virginia 20110
Tel (703) 331-3731 Fax (703) 331-1359

- NOTE:
1. ORIGINAL TREE INVENTORY AND CONDITION ANALYSIS DONE BY ZIMAR AND ASSOCIATES, INC. IN SEPTEMBER 2007 AND UPDATED AND FIELD VERIFIED BY DENNIS DIXON, CA IN MAY 2010.
 2. SEE SHEET 6 FOR TREE PRESERVATION TARGET AND STATEMENT (10-YEAR TREE CANOPY CALCULATIONS).

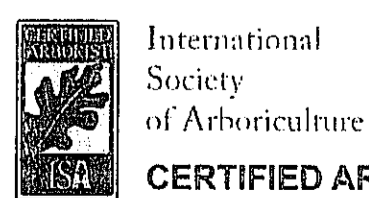
OAKTON EAST TREE INVENTORY AND CONDITION ANALYSIS																	
Tag #	Species	Size	*TRZ	Condition	Canopy Position	Crown Density	Average Crown Spread	Problems	Status	Activities					Comments		
										Root Prune	Mulch	Fertilize	Canibalist	Prune	Trunk Pads	Remove Vines	
125A	silver maple	10	10					small deadwood, slight rot at base, branch decay	preserve								Offsite
125	arbutus	8	8	25	suppressed	50	8	large deadwood, very thin, rot at base, slight lean	preserve	x				x			Poor Condition
126	arbutus	6, 8, 2	12					large deadwood, one sided, leaning, conflicting branches	preserve	x	x	x		x			Poor Condition
127	arbutus	10, 6	14	34	suppressed	40	12	leaning	preserve	x	x	x					Poor Condition, Potential Hazard (Offsite)
128	maple	10	10	28	suppressed	45	15	leaning, one sided, potential hazard, thin crown	preserve								Offsite
129	black cherry	6, 6, 10	10	28	suppressed	45	25	possible 2 trees, leaning over house, thin crown, trunk decay, conflicting branches	preserve		x						Poor Condition (Offsite)
129A	ash	10	10					decay	preserve								Offsite
130	arbutus	10	10	19	suppressed	30	10	very thin crown, large deadwood, almost dead	preserve	x	x						Poor Condition
130A	maple	10	10					growing at base of Tree 46	preserve	x							Co-Owned
131	mulberry	10	10	16	suppressed	10	12	almost dead, excessive lean, potential hazard	preserve	x	x						Poor Condition (Offsite)
132	arbutus	12, 4	12	28	suppressed	60	25	exposed roots, conflicting branches, small deadwood, one sided	preserve	x	x	x		x			Poor Condition
132A	linden	16	16					long/extending branches, exposed roots, slight lean	preserve								Offsite
133	hemlock	10	10					thin at bottom, small deadwood, one sided, in decline	preserve								
134	arbutus	20	15	19	co dominant	90	12	potential hazard, leaning, growing over sidewalk/into overhead wires, ivy cover, brown/thin at bottom	remove								Poor Condition, Potential Hazard
135	holly	12	12	19	suppressed	50	8	crowded and one sided, leaning into sidewalk, potential hazard, ivy cover, soon to die	remove								Poor Condition, Potential Hazard
138	arbutus	40	15	28	co dominant	80	12	ivy	remove								Poor Condition
137	hemlock	12	12	34	co dominant	60	15	browning/die back at crown, crowded, thinning interior, ivy, large deadwood, growing into sidewalk	remove								Poor Condition
138	holly	10	10					thin at bottom	remove								
139	holly	20	15					multistem, thin/one sided at bottom	remove								
139A	dogwood	18	12					multistem (6), thin crown, large deadwood at bottom	remove								
140	spruce	8	8					one sided, browning/dieback at bottom	remove								
141	holly	6, 6, 12, 10	20					base	remove								
142	dogwood	12	12					multistem (8), trunk decay, suppressed growth (lean), one sided	remove								
143	dogwood	14	14					multistem (4), some ivy, fungus	remove								
144	pine	10	10					fungus	remove								
145	pine	8	8	25	suppressed	50	15	ivy cover, top broken out, browning/thinning needles, fungus, small deadwood	remove								Poor Condition
146	pine	18	18					browning/thinning needles, large deadwood, ivy cover	remove								
147	silver maple	18	18					slight lean, co dominate stems, small deadwood	remove								
148	silver maple	18	18					slight lean, fungus, one sided, exposed roots	remove								
149	mimosa	12	12	28	co dominant	90	20	co dominate union, large deadwood, fungus, erosion, exposed roots	remove								Poor Condition
150	birch	12	12					small deadwood, co dominate stems, some trunk decay, exposed roots	remove								
151	birch	12	12					small deadwood, co dominate stems, some trunk decay, exposed roots	remove								
152	NOT USED																NUMBER NOT USED
153	NOT USED																NUMBER NOT USED
154	DEAD	30							remove								DEAD
155	silver maple	12	12					thin crown, conflicting branches	remove								
156	DEAD	8							remove								DEAD
157	silver maple	14	14					thin crown	remove								
158	DEAD	14							remove								DEAD
159	silver maple	8	8					top of bank, exposed roots, thin crown	remove								
160	silver maple	16	16					top of bank, exposed roots, thin crown	remove								
161	sassafras	8	8					potential hazard, leaning over road at top of bank, vine cover, deadwood, one sided	remove								Potential Hazard
162	silver maple	10	10	25	co dominant	30	20	crown missing, deadwood, potential hazard, leaning over road at top of bank	remove								Poor Condition, Potential Hazard
163	black walnut	12	12					thin crown, leaning	remove								
164	DEAD	10, 10, 10	20						remove								DEAD (one stem down)
165	silver maple	8	8					thin crown, leaning, ivy cover	remove								
166	silver maple	8	8	22	co dominant	75	20	potential hazard, leaning over road at top of bank, exposed roots/erosion, one sided, conflicting branches	remove								Poor Condition, Potential Hazard
167	black cherry	14	14	28	co dominant	50	20	potential hazard, leaning over road at top of bank, deadwood, fungus	remove								Poor Condition, Potential Hazard
168	silver maple	10	10					slight lean, conflicting branches, multiple co dominate stems	remove								
168A	black walnut	12	12					slightly one sided, top of bank	remove								
169	black locust	8	8	38	co dominant	80	25	slight lean, thin branching at bottom, deadwood, branch decay	remove								Poor Condition
170	yellow-poplar	12	12						remove								
171	yellow-poplar	12	12					some rot at base	remove								
172	black locust	24	24	22	co dominant	70	15	co dominate upper stems, lower stem dead, deadwood, truck/branch decay	remove								Poor Condition
173	sassafras	10	10					potential hazard, leaning over road at top of bank, exposed roots, erosion	remove								Potential Hazard
174	black locust	28	28	28	co dominant	80	25	potential hazard, leaning over road at top of bank, exposed roots/erosion, some deadwood, heavy vine cover	remove								Poor Condition, Potential Hazard
175	black walnut	12	12						remove								Offsite in R.O.W.
176	silver maple	10	10						remove								Offsite in R.O.W.
177	black cherry	8	8						remove								Offsite
178	red maple	24	24					heavy vine cover	preserve	x	x						Offsite
179	black cherry	8	8					vine cover	remove								
180	NOT USED																NUMBER NOT USED
181	DEAD	8							RWP								DEAD
182	DEAD	8							RWP								DEAD
183	red maple	8	8						preserve		x						
184	yellow-poplar	24	24					exposed roots, erosion, some rot at base	preserve	x	x						
185	yellow-poplar	36	36						preserve	x	x						
186	yellow-poplar	12	12					co dominate stems, exposed roots, erosion, some rot at base	preserve								
187	yellow-poplar	18	18					exposed roots, erosion	preserve								
188	yellow-poplar	10	10					co dominate stems, vine cover, conflicting branches	preserve	x	x				x		Poor Condition. On or near the limits of clearing and grading. Final status to be evaluated in field with UFGM.
189	yellow-poplar	8	8	38	co dominant	80	15	slight lean, vine cover, co dominate stems	TBD								On or near the limits of clearing and grading. Final status to be evaluated in field with UFGM.
190	red maple	10	10	28	co dominant	55	20	exposed roots, erosion, one main stem dead, vine cover, trunk decay	preserve								Poor Condition (Offsite)
191	oak	20	10					on stream bank, vine cover	preserve								Offsite
192	oak	36	18					co dominate stems, small deadwood	preserve	x	x						Offsite
193	red maple	8	8	22	co dominant	55	20	major crown damage, trunk decay, exposed roots, erosion, top of stream bank	preserve								Poor Condition
194	red maple	8, 8, 10, 10	24					edge of stream, vine cover, exposed roots, erosion	preserve	x	x					x	On or near the limits of clearing and grading. Final status to be evaluated in field with UFGM.
195	eastern white pine	12	12					thin at bottom, some vine cover	TBD								On or near the limits of clearing and grading. Final status to be evaluated in field with UFGM.
196	eastern white pine	12	12					thin at bottom, some vine cover	TBD								On or near the limits of clearing and grading. Final status to be evaluated in field with UFGM.
197	red maple	14	14					girdling/exposed roots, thinning crown, broken branches, some rot at base	remove								
198	red maple	10	10					girdling roots, some rot at base, thinning crown	remove								
199	eastern white pine	10	10					broken branches, large deadwood, heavy vine cover, some rot at base	preserve	x	x	x		x			Poor Condition (Offsite)
200	black cherry	8	8	28	intermediate	15	60	exposed roots on stream bank, vine cover, deadwood	preserve	x	x						Poor Condition (Offsite)
201	DEAD	6							RWP								DEAD
202	red maple	8	8					Girdling roots, embedded guy wire	preserve								remove guy wire
203	ash	24	24					vine cover, deadwood	preserve								Offsite
204	ash	12	12	34	suppressed	65	20	in decline, thinning at bottom, co dominate stems, large deadwood, exposed roots, conflicting branches, some rot at base	preserve					x			Poor Condition
* DBH = Diameter at Breast Height (measured 4.5 feet above ground)																	
** TRZ = Typical Root Zone (1 foot of radius per inch of tree diameter).																	
*** To be determined in the field in consultation with the Urban Forester.																	
RWP = Remove with permission from UFGM. This is within undisturbed area but its condition warrants its removal.																	
*Condition ratings provided as percentages based on methods outlined in the latest edition of the Guide for Plant Appraisal, published by the International Society of Arboriculture.																	
C = Crown missing by pruning dead, diseased, detached, and broken branches 2 inches in diameter and larger as close to the point of origin possible without cutting into branch collar tissue.																	

TREE PRESERVATION NARRATIVE

- ALL WORK PERFORMED IN ASSOCIATION WITH THIS PLAN SHALL MEET OR EXCEED CURRENT INDUSTRY STANDARDS AS PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), OR THE TREE CARE INDUSTRY ASSOCIATION (TCIA). IN THE EVENT TREATMENTS PRESCRIBED ARE NOT COVERED BY AN EXISTING STANDARD, WORK SHALL MEET OR EXCEED STANDARDS APPROVED BY FAIRFAX COUNTY'S URBAN FOREST MANAGEMENT DIVISION (UFMD).
- THE URBAN FOREST MANAGEMENT DIVISION (UFMD) MAY REQUIRE THE APPLICANT TO RETAIN A CERTIFIED ARBORIST ("ARBORIST") TO ENSURE THE PROPER IMPLEMENTATION OF THE TREE PRESERVATION PLAN ("THIS PLAN"). IF REQUIRED, ALL WORK AS SPECIFIED BY THIS PLAN SHALL BE MONITORED BY THE ARBORIST TO ENSURE THAT ALL ACTIVITIES ARE CONDUCTED IN ACCORDANCE WITH THIS PLAN, ANY APPLICABLE DEVELOPMENT CONDITIONS AND/OR AS APPROVED BY UFMD. MONITORING SHALL OCCUR AS SPECIFIED IN THE SITE MONITORING SCHEDULE DURING THE INSTALLATION OF TREE PROTECTION FENCING, DURING CLEARING OR GRADING ACTIVITIES INCLUDING THE REMOVAL OF TREES, VEGETATION, OR STRUCTURES, DURING THE TRANSPLANTING OF TREES OR VEGETATION AND/OR DURING OTHER SIMILAR ACTIVITIES ON THE SITE WITHIN 25 FEET OF THE LIMITS OF CLEARING AND GRADING.
- PRIOR TO ANY DEMOLITION OR CONSTRUCTION ACTIVITIES ON THE SITE, ALL INDIVIDUAL TREES AND GROUPS OF TREES SHOWN TO BE PRESERVED ON THIS PLAN SHALL BE PROTECTED BY FENCING WHERE SPECIFIED ON THIS PLAN. THE INSTALLATION OF THE PROTECTIVE FENCE SHALL BE MONITORED AS SPECIFIED IN THE SITE MONITORING SCHEDULE. THE FENCING SHALL BE MADE CLEARLY VISIBLE TO ALL DEMOLITION AND CONSTRUCTION PERSONNEL. THE FENCING SHALL BE INSTALLED PRIOR TO ANY DEMOLITION OR CONSTRUCTION WORK BEING CONDUCTED ON THE SITE. THE ARBORIST, IF REQUIRED, SHALL VERIFY THAT THE FENCING HAS BEEN INSTALLED IN ACCORDANCE WITH THE STANDARDS SET FORTH BY THIS PLAN.
- AN URBAN FORESTER FROM UFMD AND, IF REQUIRED, THE ARBORIST SHALL WALK THE LIMITS OF CLEARING AND GRADING AS SPECIFIED IN THE SITE MONITORING SCHEDULE. MINOR ADJUSTMENTS TO THE LIMITS OF CLEARING AND GRADING MAY BE MADE WHERE APPROPRIATE AND DOCUMENTED FOR FUTURE REFERENCE. ADJUSTMENTS TO THE LIMITS OF CLEARING AND GRADING MAY INCLUDE THE REMOVAL OF TREES WITHIN THE UNDISTURBED AREAS THAT THE URBAN FORESTER HAS IDENTIFIED AS DEAD OR DYING, IN POOR CONDITION OR POTENTIALLY HAZARDOUS. TREES IDENTIFIED TO BE REMOVED SHALL BE TAGGED IN THE FIELD. THESE TREES MAY BE REMOVED AS PART OF THE CLEARING OPERATION AS DIRECTED BY THE URBAN FORESTER. ANY TREE IDENTIFIED FOR REMOVAL SHALL BE REMOVED USING A CHAIN SAW. REMOVAL SHALL BE ACCOMPLISHED IN A MANNER THAT AVOIDS DAMAGE TO SURROUNDING TREES AND ASSOCIATED UNDERSTORY VEGETATION. IF A STUMP MUST BE REMOVED, THIS SHALL BE DONE USING A STUMP GRINDING MACHINE IN A MANNER CAUSING AS LITTLE DISTURBANCE AS POSSIBLE TO THE ADJACENT TREES AND ASSOCIATED UNDERSTORY VEGETATION AND SOIL CONDITIONS.
- ALL TREE PRESERVATION RELATED WORK OCCURRING IN OR ADJACENT TO TREE PRESERVATION AREAS SHALL BE ACCOMPLISHED IN A MANNER THAT MINIMIZES DAMAGE TO VEGETATION TO BE PRESERVED, INCLUDING ANY WOODY AND/OR HERBACEOUS VEGETATION OCCURRING IN THE UNDERSTORY. TREES DESIGNATED FOR REMOVAL ALONG THE LIMITS OF CLEARING AND GRADING SHALL BE REMOVED USING A CHAINSAW SO AS TO AVOID DAMAGE TO SURROUNDING TREES AND UNDERSTORY VEGETATION TO BE PRESERVED. THE USE OF POWER EQUIPMENT IN THESE AREAS SHALL BE LIMITED TO SMALL HAND HELD AND OPERATED EQUIPMENT. ANY WORK THAT REQUIRES THE USE OF LARGER MOTORIZED EQUIPMENT SUCH AS, BUT NOT LIMITED TO, TREE TRANSPLANTING SPADES, SKID LOADERS, TRACTORS, OR ANY ACCESSORY OR ATTACHMENT CONNECTED TO SUCH EQUIPMENT SHALL NOT OCCUR UNLESS APPROVED BY UFMD.
- AS PART OF THE IMPLEMENTATION OF THIS PLAN AND THE SITE PLAN, MANAGEMENT PRACTICES SHALL PROVIDE FOR THE PROTECTION OF UNDERSTORY PLANT MATERIALS, LEAF LITTER AND SOIL CONDITIONS FOUND IN AREAS TO BE LEFT UNDISTURBED. THE APPLICANT SHALL MONITOR THE SITE AS SPECIFIED TO ENSURE THAT INAPPROPRIATE ACTIVITIES SUCH AS THE STORAGE OF CONSTRUCTION MATERIALS, DUMPING OF CONSTRUCTION DEBRIS, AND TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL DO NOT OCCUR WITHIN THESE AREAS. THE UNDERSTORY PLANT MATERIALS, LEAF LITTER AND SOIL CONDITIONS SHALL BE RESTORED BY THE APPLICANT TO THE SATISFACTION OF UFMD IF THESE ARE FOUND TO BE DAMAGED, REMOVED OR ALTERED IN A MANNER NOT ALLOWED IN BY UFMD.
- PRIOR TO THE SITE PRE-CONSTRUCTION MEETING IN THE FIELD, THE APPLICANT SHALL HAVE THE LIMITS OF CLEARING AND GRADING MARKED WITH FLAGGING AND/OR STAKED AS MAY BE APPROPRIATE TO CLEARLY IDENTIFY THE LIMITS.
- AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING, OR DEMOLITION ACTIVITIES AND PRIOR TO THE INSTALLATION OF TREE THE PROTECTION FENCING, UFMD WILL BE GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO VERIFY THAT ALL INDIVIDUAL TREES TO BE PRESERVED AND ALL AREAS TO BE LEFT UNDISTURBED HAVE BEEN CORRECTLY DELINEATED. UFMD SHALL PROVIDE WRITTEN NOTICE TO THE APPLICANT AS TO WHETHER OR NOT THE AREAS HAVE BEEN DELINEATED CORRECTLY. IF IT IS DETERMINED BY UFMD THAT THE AREAS ARE NOT DELINEATED CORRECTLY, NO GRADING OR CONSTRUCTION ACTIVITIES SHALL OCCUR ON THE SUBJECT PROPERTY UNTIL THE DELINEATION IS CORRECTED AND VERIFIED BY THE UFMD.
- ROOT PRUNING:** ROOT PRUNING SHALL BE PERFORMED WHEREVER GRADES WILL BE ALTERED WITHIN THE CRITICAL ROOT ZONE OF A TREE TO BE PRESERVED AND SHALL BE CONDUCTED WHERE SHOWN ON THE PLAN OR AS MOST PRACTICAL GIVEN SITE CONSTRAINTS. A VIBRATORY PLOW, TRENCHER, STUMP CUTTER OR ARBORIST APPROVED EQUAL SHALL BE USED TO A DEPTH OF 18 INCHES. IF A TRENCHER IS USED THE TRENCH SHALL BE BACKFILLED IMMEDIATELY TO PREVENT ROOT DEHYDRATION. IF SILT FENCE IS TO BE INSTALLED AT THE LIMITS, THE ROOT PRUNING TRENCH MAY BE USED FOR THE INSTALLATION OF SILT FENCE. WHEREVER POSSIBLE, ROOT PRUNING TRENCHES SHOULD BE MULCHED WITH WOOD CHIPS OR MULCH FOUR INCHES DEEP.
- WOOD CHIPS OR MULCH:** WOOD CHIPS OR LEAF AND BRANCH MULCH SHALL BE PLACED AROUND THE LIMITS OF CLEARING AND GRADING IN AREAS WHERE TREES ARE WITHIN 10' OF THE LIMITS OF CLEARING AND GRADING AS SHOWN ON THIS PLAN. CHIPS OR MULCH THAT ARE PRODUCED AS A RESULT OF CLEARING OPERATIONS ON-SITE MAY BE USED FOR THIS PURPOSE. CHIPS OR MULCH SHALL BE PLACED BY HAND WITHOUT THE USE OF ENGINE-DRIVEN MACHINERY. CHIPS OR MULCH ARE NOT TO BE PLACED MORE THAN TEN FEET BEYOND THE LIMITS OF CLEARING AND GRADING AND AT A DEPTH OF NO MORE THAN FOUR INCHES WITHIN THE PRESERVATION AREAS. OUTSIDE THE PRESERVATION AREAS, (WITHIN THE DISTURBED AREA), CHIPS OR LEAF AND BRANCH MULCH MAY BE PLACED AT A DEPTH NOT TO EXCEED TEN INCHES.

SITE MONITORING SCHEDULE		
LIST OF DUTIES	DATE	DESCRIPTION OF DUTIES
PRE-CONSTRUCTION MEETING IN FIELD	SPECIFIED BY UFMD	A PRE-CONSTRUCTION MEETING WILL BE CONDUCTED IN THE FIELD BEFORE ANY CLEARING, GRADING OR DEMOLITION ACTIVITIES HAVE OCCURRED. AN URBAN FORESTER FROM THE URBAN FOREST MANAGEMENT DIVISION (UFMD) SHALL WALK THE LIMITS OF CLEARING AND GRADING WITH THE APPLICANT'S CERTIFIED ARBORIST (IF REQUIRED) TO DETERMINE WHERE ADJUSTMENTS TO THE CLEARING LIMITS MAY BE MADE TO INCREASE THE SURVIVABILITY OF TREES TO BE PRESERVED THAT OCCUR ALONG THE CLEARING LIMITS. ADDITIONAL TREES WITHIN THE PRESERVED AREAS IDENTIFIED AS DEAD, POTENTIALLY HAZARDOUS OR IN POOR CONDITION MAY NEED TO BE REMOVED AS DIRECTED BY THE URBAN FORESTER.
INSTALLATION OF TREE PROTECTION FENCE	AFTER UFMD'S APPROVAL OF LOCATION	THE INSTALLATION OF ALL TREE PROTECTION FENCING WILL BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST AS MAY BE REQUIRED BY UFMD. INSTALLATION SHALL BE ACCOMPLISHED IN A MANNER THAT DOES NOT HARM EXISTING TREES AND VEGETATION TO BE PRESERVED. AT LEAST THREE DAYS PRIOR TO THE COMMENCEMENT OF ANY CLEARING, GRADING OR DEMOLITION ACTIVITIES AND PRIOR TO THE INSTALLATION OF TREE PROTECTION FENCING, UFMD WILL BE GIVEN THE OPPORTUNITY TO INSPECT THE SITE TO ENSURE THAT ALL INDIVIDUAL TREES TO BE PRESERVED AND ALL AREAS TO BE LEFT UNDISTURBED HAVE BEEN CORRECTLY DELINEATED.
SITE INSPECTIONS	MONTHLY INSPECTIONS OF SITE OR AS SPECIFIED BY UFMD	THE APPLICANT'S CERTIFIED ARBORIST (IF REQUIRED) SHALL MONITOR THE SITE TO ENSURE THAT INAPPROPRIATE ACTIVITIES SUCH AS THE STORAGE OF CONSTRUCTION MATERIALS, DUMPING OF CONSTRUCTION DEBRIS, AND TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL DO NOT OCCUR WITHIN THE TREE PRESERVATION AREAS

CERTIFIED ARBORIST



Certificate Number: MA-4913A
Expiration Date: Dec 31, 2011

CERTIFIED ARBORIST

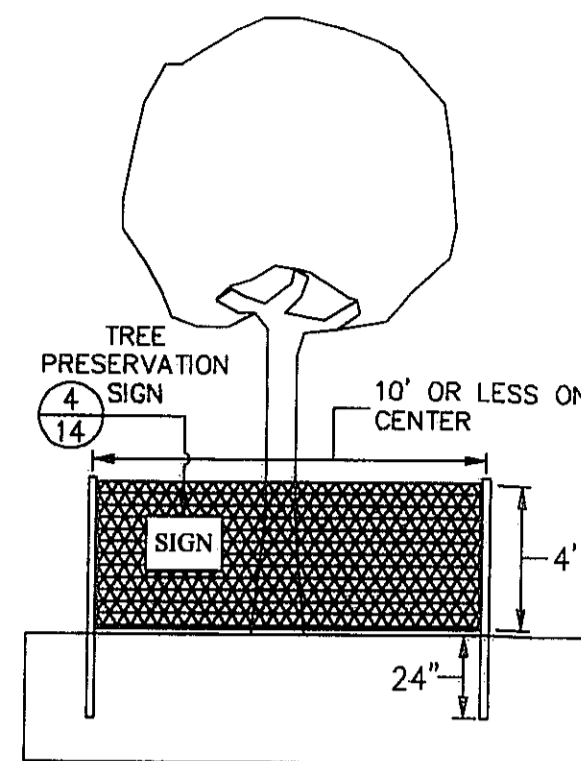
Dennis Dale Dixon

Zimar & Associates, Inc.
ARBORICULTURE FORESTRY CONSULTING
10105 Residency Road, Suite 207
Manassas, Virginia 20110
Tel (703) 331-3731 Fax (703) 331-1359

NOTE:

- ORIGINAL TREE INVENTORY AND CONDITION ANALYSIS DONE BY ZIMAR AND ASSOCIATES, INC. IN SEPTEMBER 2007 AND UPDATED AND FIELD VERIFIED BY DENNIS DIXON, CA IN MAY 2010.
- SEE SHEET 6 FOR TREE PRESERVATION TARGET AND STATEMENT (10-YEAR TREE CANOPY CALCULATIONS).

- PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL INDIVIDUAL AND GROUPS OF TREES MARKED FOR PRESERVATION SHALL BE PROTECTED WITH TREE PROTECTION FENCING WHERE IDENTIFIED ON THE PLAN.



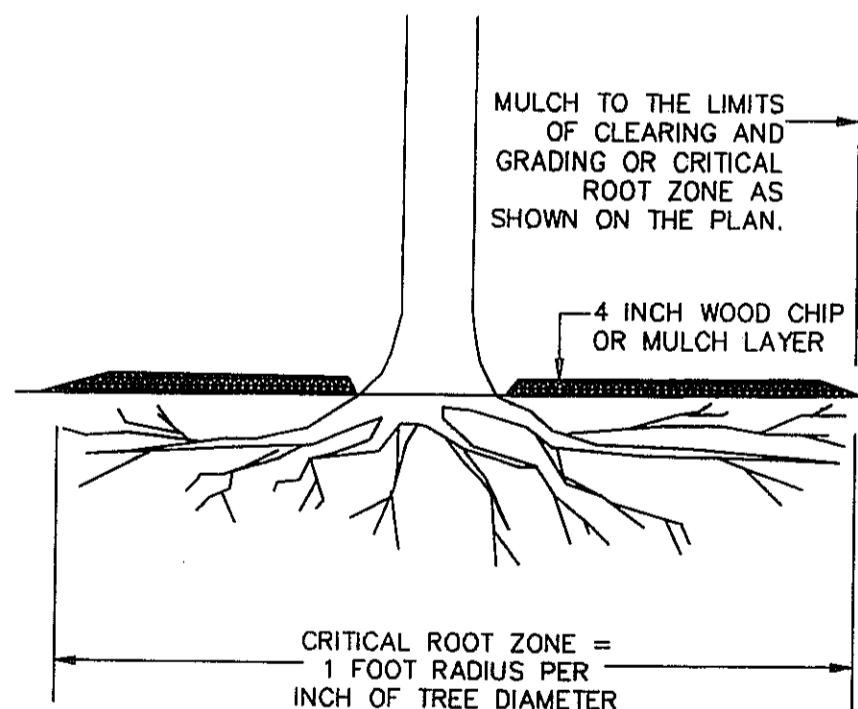
- TREE PROTECTION FENCE SHALL BE POSITIONED DIRECTLY IN THE ROOT PRUNING TRENCH AND BACKFILLED FOR STABILITY OR JUST WITHIN THE DISTURBED AREA.
- TREE PROTECTION FENCING SHALL CONSIST OF FOUR FOOT 14-GUAGE WELDED WIRE OR CHAIN LINK FENCE ATTACHED TO SIX FOOT TALL STEEL POSTS DRIVEN 18 INCHES INTO THE GROUND. POSTS SHALL BE NO FURTHER THAN 10 FEET APART.

- WHERE APPROPRIATE, BASED ON EROSION AND SEDIMENT CONTROL PLANS, SUPER SILT FENCE MAY BE USED AS TREE PROTECTION FENCING WITH THE APPROVAL OF FAIRFAX COUNTY.

- TREE PROTECTION FENCING SHALL BE MADE CLEARLY VISIBLE TO ALL CONSTRUCTION PERSONNEL. SIGNS, IN ENGLISH AND SPANISH, WHICH STATES "TREE PRESERVATION AREA - KEEP OUT" SHALL BE INSTALLED ON TREE PROTECTION FENCING EVERY 30 FEET.
- A CERTIFIED ARBORIST MAY BE REQUIRED TO MONITOR THE INSTALLATION OF TREE PROTECTION FENCING AS DIRECTED BY THE UFMD.

1 TREE PROTECTION FENCE 14 NOT TO SCALE

12A1-8098 Tree Protect



- SPREAD WOOD CHIPS OR MULCH BY HAND TO A UNIFORM THICKNESS OF 4 INCHES.

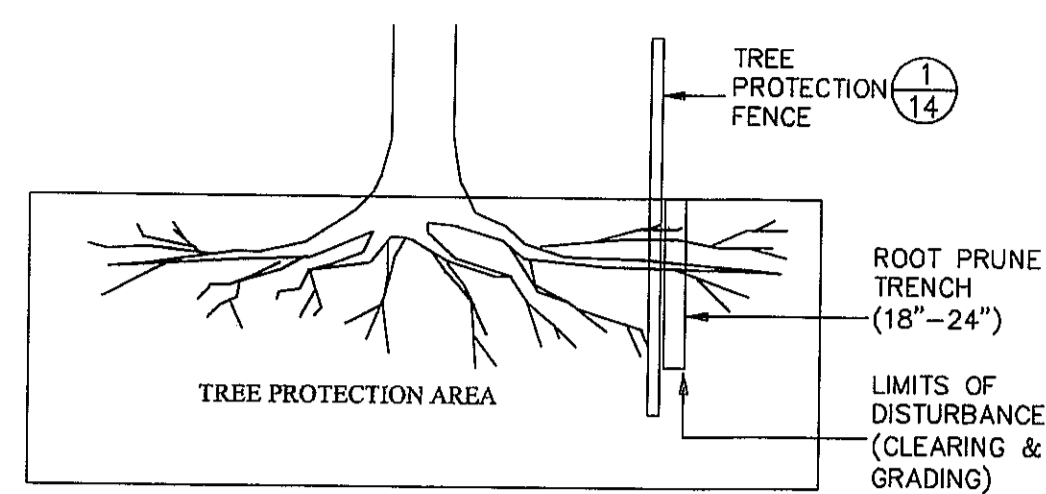
- WOOD CHIPS OR MULCH SHALL COVER AS MUCH OF THE ENTIRE CRITICAL ROOT ZONE AS POSSIBLE UP TO 10' FROM THE LIMITS OF CLEARING AND GRADING.

- WOOD CHIPS OR MULCH SHALL CONSIST OF A WOODY MATERIAL THAT HAS BEEN CHIPPED OR SHREDDED OR OTHER APPROVED MATERIAL.

- WOOD CHIPS OR MULCH SHALL NOT TOUCH THE BASE OF THE TREE.

3 PROTECTIVE MULCHING 14 NOT TO SCALE

12A1-8098 Protect Mulch



- PRIOR TO ANY CONSTRUCTION ACTIVITY, ALL TREES MARKED FOR PRESERVATION ALONG THE LIMITS OF CLEARING AND GRADING SHALL BE ROOT PRUNED WHERE SHOWN ON THE PLAN.

- ROOT PRUNING SHALL BE CONDUCTED USING A TRENCHER, VIBRATORY PLOW OR BY OTHER METHODS AS APPROVED BY UFMD.

- THE ROOT PRUNING TRENCH SHALL BE A MAXIMUM OF 6 INCHES WIDE AND 18-24 INCHES DEEP. ONCE COMPLETED, THE ROOT PRUNING TRENCH SHALL BE IMMEDIATELY BACK FILLED.

- A CERTIFIED ARBORIST MAY BE REQUIRED TO MONITOR THE ROOT PRUNING AS DIRECTED BY THE UFMD.

2 ROOT PRUNING 14 NOT TO SCALE

12A1-8098 Root Pruning

TREE PRESERVATION AREA KEEP OUT

NO EQUIPMENT OR MATERIALS ARE TO BE STORED OR DEPOSITED WITHIN THIS AREA. TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL IS PROHIBITED.

(CONSTRUCTION COMPANY NAME)
(COMPANY CONTACT PERSON & TELEPHONE NUMBER)

PENALTY FOR VIOLATIONS
STRICTLY ENFORCED

SUGGESTED SPECIFICATIONS:

WIDTH: 17 INCHES MINIMUM
HEIGHT: 11 INCHES MINIMUM
BACKGROUND COLOR: WHITE
LETTER COLOR: BLACK
LETTER SIZE:

LETTER 1: 1.5 INCH MINIMUM (LARGEST)
LETTER 2: 0.75 INCH MINIMUM
LETTER 3: 0.5 INCH MINIMUM
LETTER 4: 0.375 INCH MINIMUM (SMALLEST)

NOTE: ALTERNATE SIGNAGE MAY BE ALLOWED BY FAIRFAX COUNTY PROVIDED THAT, AT A MINIMUM, THE SIGN READS "TREE PROTECTION ZONE - KEEP OUT - OFF LIMITS TO CONSTRUCTION EQUIPMENT, MATERIALS AND WORKERS". ANY SIGN PROVIDED SHALL BE POSTED IN ENGLISH AND SPANISH.

4 TREE PRESERVATION SIGN 14 NOT TO SCALE

12A1-8098 Tree Preser Sign

TREE PRESERVATION DETAILS

OAKTON EAST

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Application No **RZ2010-PR-010** Staff **KGS**
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED **MARCH 24, 2011**
Date of **(BOS) (PC) March 29, 2011**

Sheet **14** of **18**

BC REVISIONS

10-14-10

11-12-10

12-2-10

12-21-10

APPLICANT:
NEIGHBORHOODS VI, LLC
11111 SUNSET HILLS ROAD
SUITE 200
RESTON, VA 20190

DESIGNED BY: PLR

DRAFTED BY: CAD

CHECKED BY: PLR

DATE: JUNE 2010

SCALE: HOR. NA
VERT. NA

SHEET 14 OF 18

CO. NO.

CAD NAME: G8118TPP

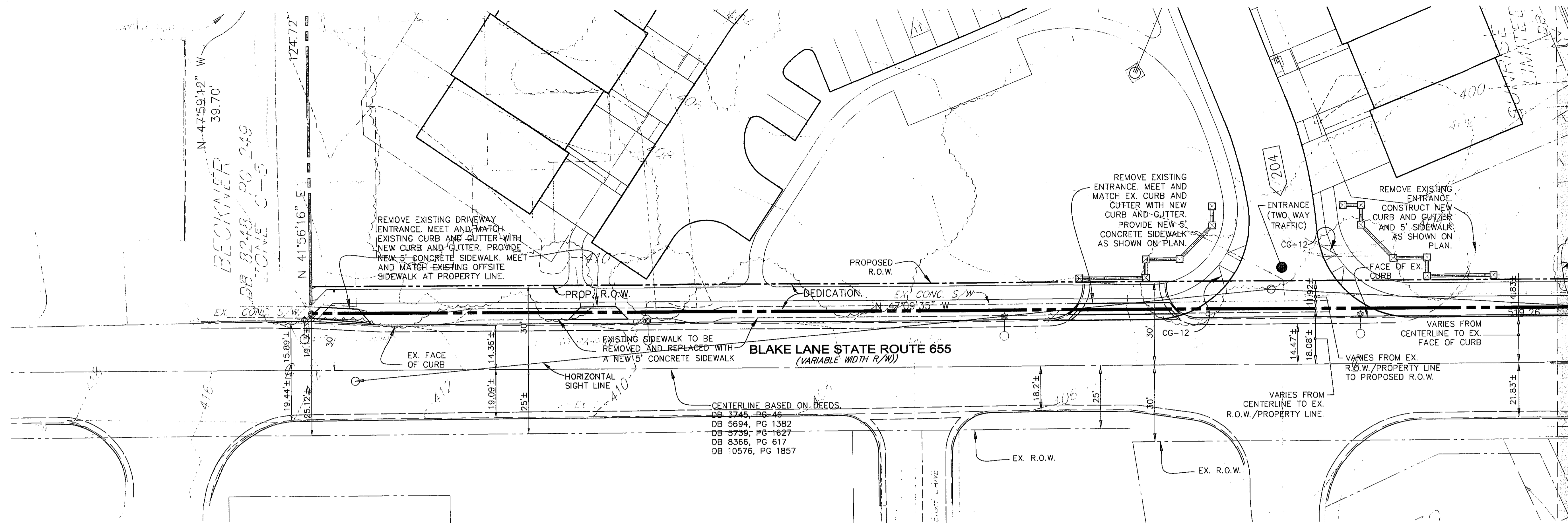
LAYOUT: TREE PRES DET

FILE NO. 08118-06

XREFS:

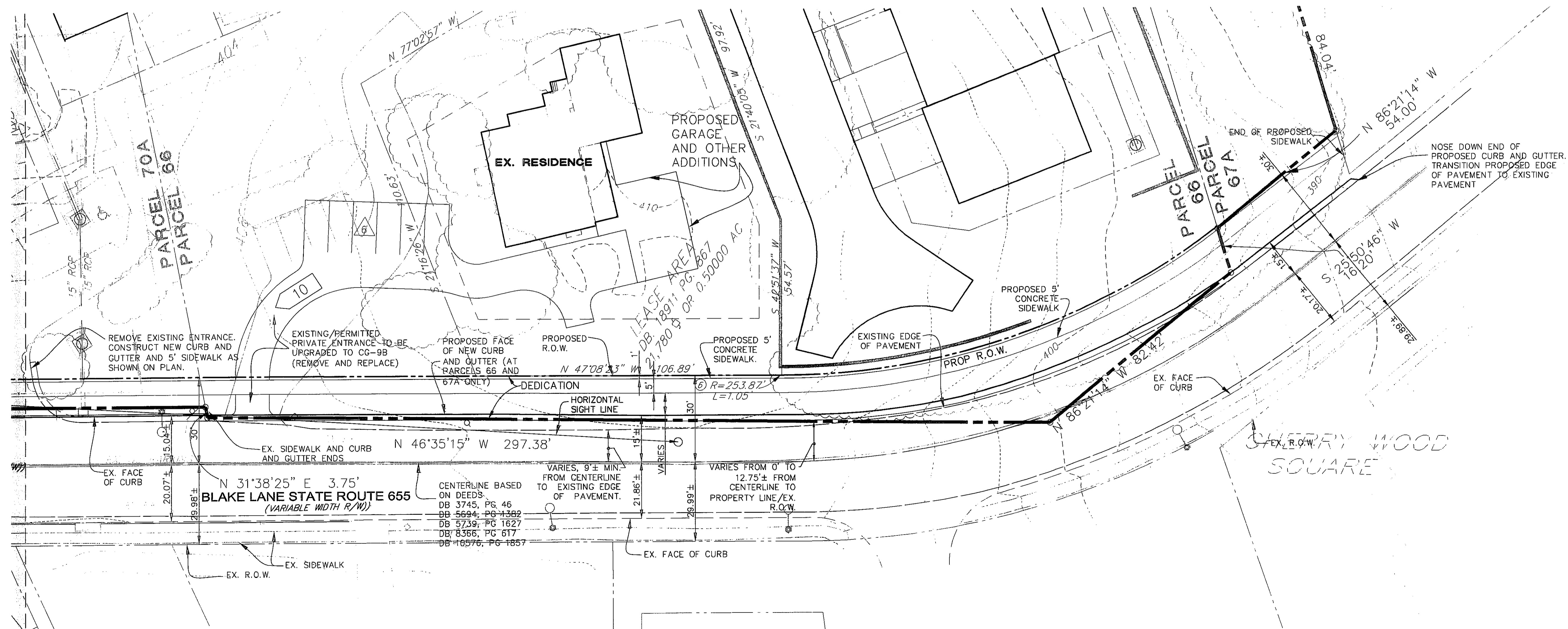
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(703) 449-8100 (703) 449-8108 (Fax)
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BLAKE LANE IMPROVEMENTS PLAN-WEST

SCALE: 1"=20'

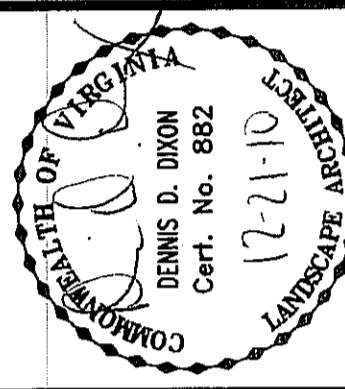


BLAKE LANE IMPROVEMENTS PLAN-EAST

SCALE: 1"=20'

MATCHLINE - SEE PLAN BELOW

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BLAKE LANE IMPROVEMENTS PLAN

OAKTON EAST

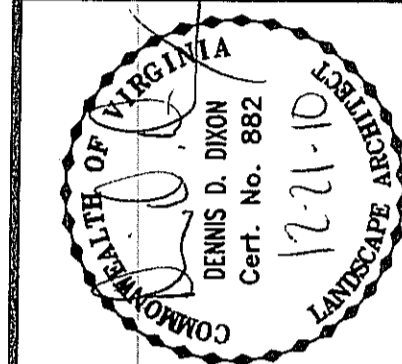
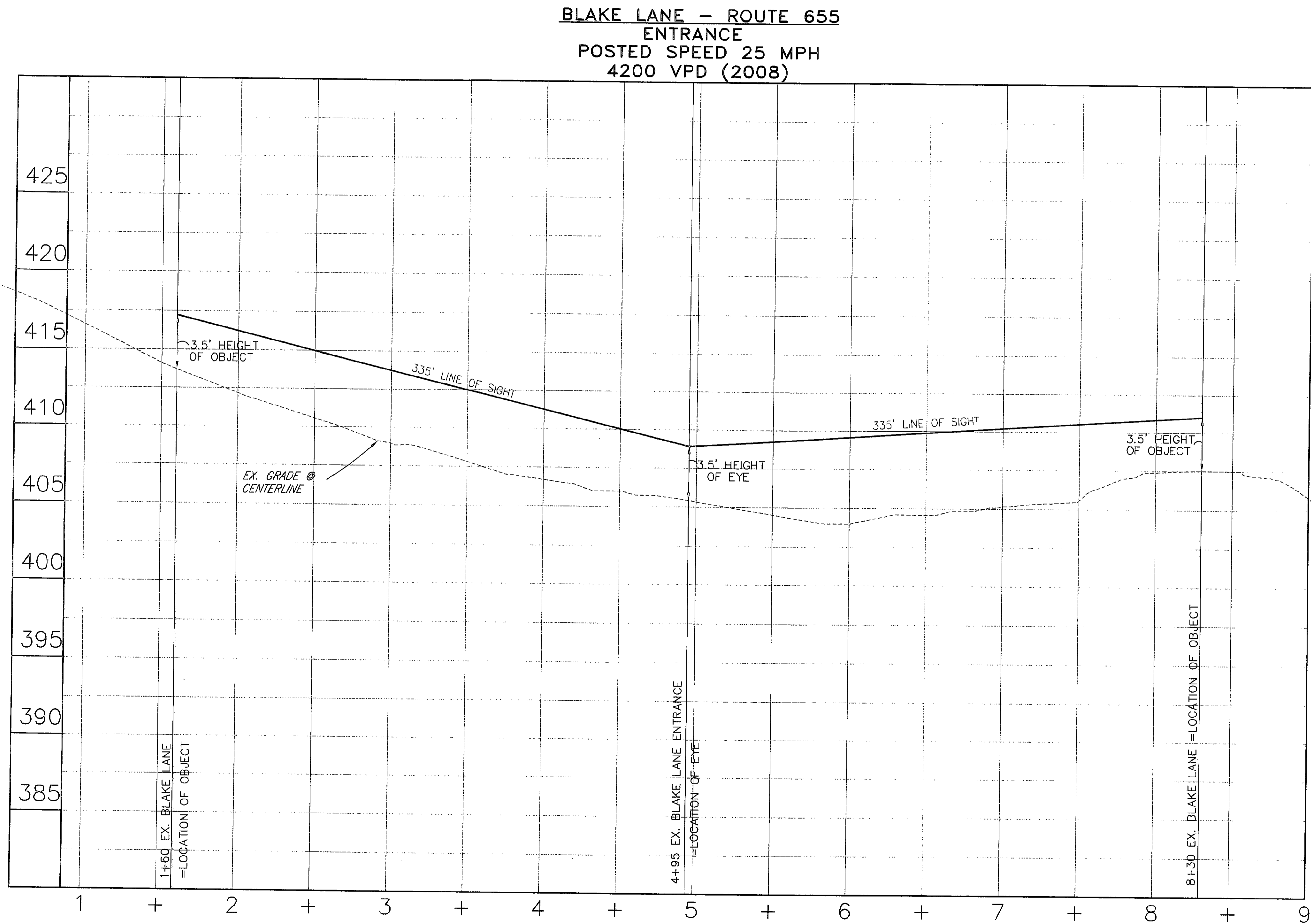
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Application No RZ2010-PR-010 Staff KGS
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED MARCH 24, 2011
 Date of (BOS) (PC) March 29, 2011

Sheet 15 of 18

BC REVISIONS	DESIGNED BY: PLR
REVISED: 10-14-10	DRAFTED BY: CAD
REVISED: 11-12-10	CHECKED BY: PLR
12-2-10	DATE: JUNE 2010
REVISED 12-21-10	SCALE: HOR. 1" = 20'
	VERT. 1" = 20'
APPLICANT: NEIGHBORHOODS W, LLC 11111 SUNSET HILLS ROAD SUITE 200 RESTON, VA 20190	SHEET 15 OF 18
	CO. NO.
	CAD NAME: G8118IMP
	LAYOUT Improvements
	FILE NO. 08118-06

REF.



SIGHT DISTANCE PROFILE

OAKTON EAST
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

Application No **RZ2010-PR-010** Staff **KGS**
APPROVED DEVELOPMENT PLAN
(DP) ~~(GDP)~~ (CDP) (FDP)
SEE PROFFERS DATED **MARCH 24, 2011**
Date of ~~(BOS)~~ (PC) **March 29, 2011**

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BC REVISIONS	
SHEET ADDED: 10-14-10	
11-12-10	
12-2-10	
12-21-10	
APPLICANT:	NEIGHBORHOODS VI, LLC
	11111 SUNSET HILLS ROAD
	SUIT 200
	RESTON, VA 20190
DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: JUNE 2010	
SCALE: HOR. 1"= 40'	
VERT.	
SHEET 16 OF 18	
CO. NO.	
CAD NAME: GB11BDIS	
LAYOUT: DISTANCE	
FILE NO. 08118-06	

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MANUFACTURER: VICTOR STANLEY, INC.
P.O. Drawer 330,
Dunkirk, Maryland 20754 USA
Toll Free: 1-800-368-2573
Tel: 1-301-855-8300
Fax: 1-410-257-7579
www.victorstanley.com

MODEL: C-10 Bench OR EQUAL

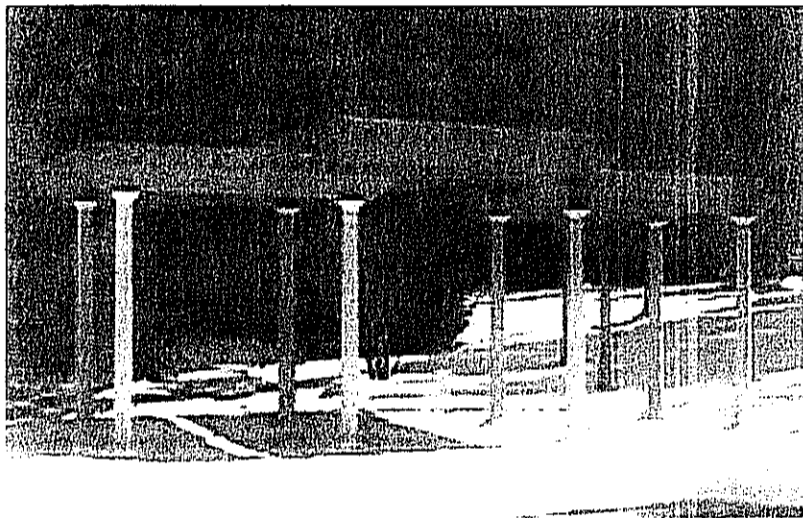
NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION

NOT TO SCALE

23B-8118Bench

1 BENCH

17 PHOTO



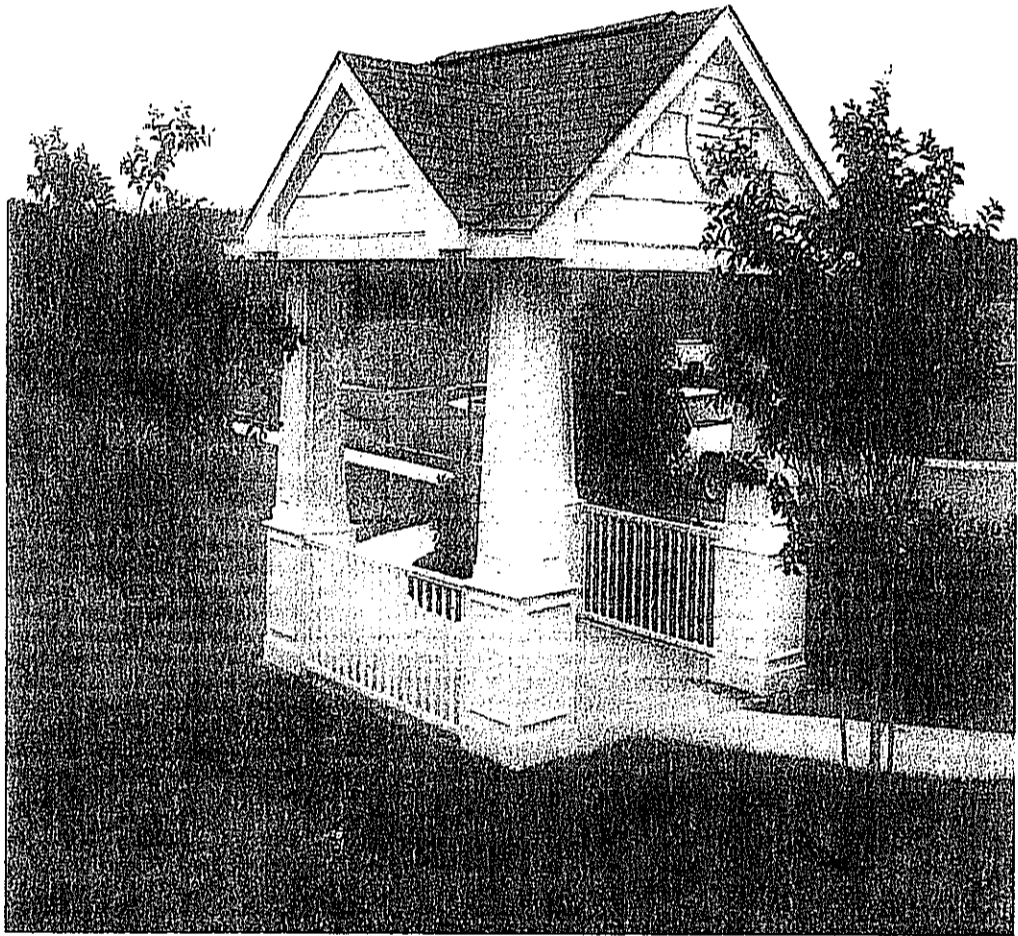
TRELLIS TO BE BUILT BY THE APPLICANT. STYLE MAY CHANGE TO COORDINATE WITH OTHER COMMUNITY FEATURES.

2 TRELLIS

17 PHOTO

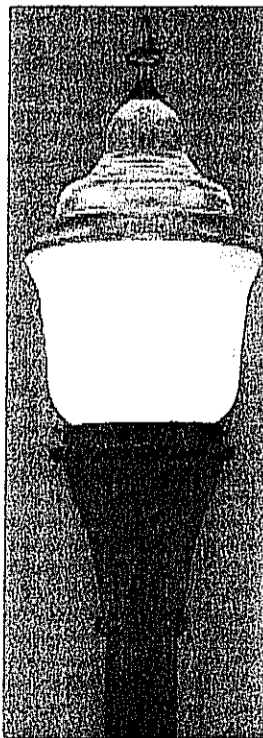
NOT TO SCALE

11C-6075TRELLIS



4 OPTIONAL PAVILION

IF PROVIDED, THE PAVILION WILL BE BUILT BY THE APPLICANT. THE PAVILION'S STYLE AND FEATURES MAY CHANGE TO REFLECT THE ARCHITECTURE OF THE TOWNHOMES.



POLE LIGHT 1

MANUFACTURER: HOLOPHANE

MODEL: HP19712 WITH CUT-OFF LUMINAIRE OR EQUAL

POLE: 14' HIGH (P14SF/18FB-CA/BK)

COLOR: BLACK

LAMP: 150 MH

NOTE: INSTALL PER MANUFACTURER'S SPECIFICATION

APPROXIMATE LOCATIONS OF THE STREETLIGHTS ARE SHOWN ON THE PLAN. THE FINAL NUMBER AND LOCATIONS OF THE LIGHTS MAY CHANGE WITH FINAL ENGINEERING AND A PHOTOMETRIC ANALYSIS.

OR APPROVED EQUAL

NOT TO SCALE

8A-3103_Polelt-Granvl_1

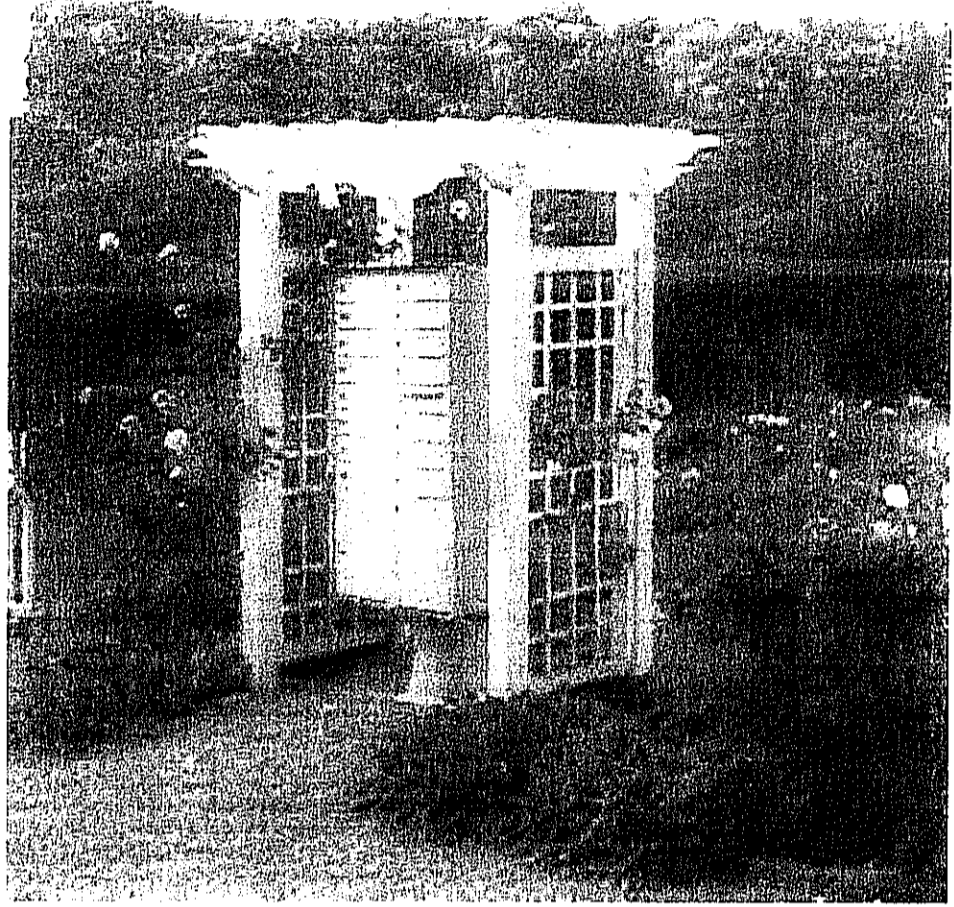
3 STREETLIGHT

17 PHOTO



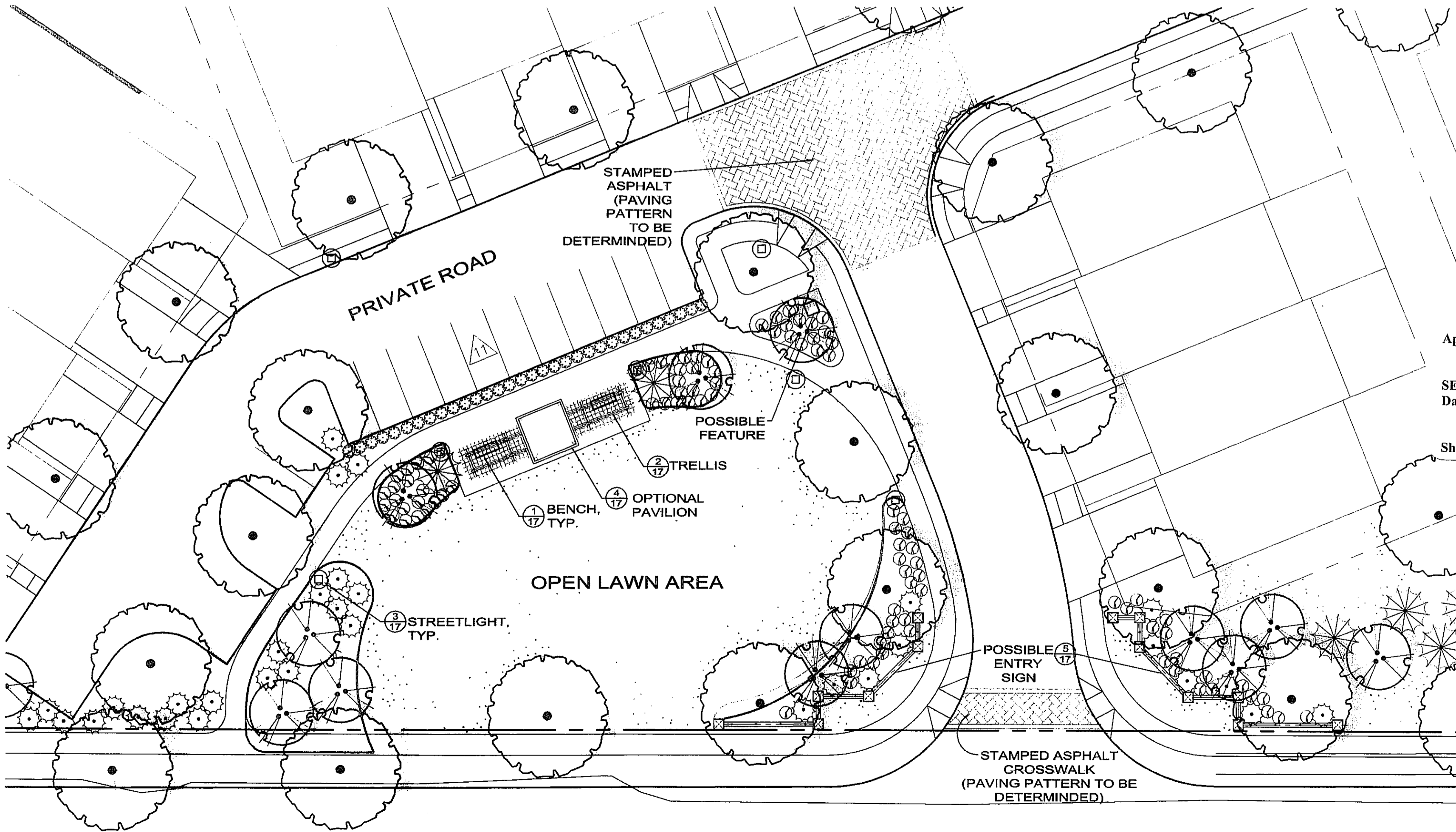
5 ENTRY SIGN

(FOR ILLUSTRATIVE PURPOSES ONLY TO CERTIFY THE QUALITY OF DESIGN. THE FINAL ENTRY DESIGN MAY CHANGE BUT SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE TYPES OF MATERIALS AND THE TYPES AND EXTENT OF FEATURES DEPICTED HEREON. THE SIGN MAY BE CONSTRUCTED WITH BRICK (SHOWN), STONE, ARCHITECTURAL BLOCK OR OTHER SIMILAR SURFACE TREATMENT.)



6 COMMUNITY MAIL BOXES

LOCATIONS TO BE DETERMINED. ARBOR TO BE BUILT BY THE APPLICANT. STYLE MAY CHANGE TO COORDINATE WITH OTHER COMMUNITY FEATURES.



7 OPEN LAWN AMENITY AREA

17

Application No **RZ2010-PR-010** Staff **KGS**
APPROVED DEVELOPMENT PLAN
(DP)(GDP)(CDP)(FDP)
SEE PROFFERS DATED **MARCH 24, 2011**
Date of (BOS)(PC) **March 29, 2011**

Sheet **17** of **18**

BC REVISIONS

REVISED: 10-14-10

REVISED: 11-12-10

12-2-10

12-21-10

12-21-10

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12-21-10

DESIGNED BY: PLR

DRAFTED BY: CAD

CHECKED BY: PLR

DATE: JUNE 2010

SCALE: HOR. AS SHOWN

VERT.

SHEET 17 OF 18

CO. NO.

CAD NAME: G8118AMENITY

LAYOUT: PARK AREA

FILE NO. 08118-06

12-21-10

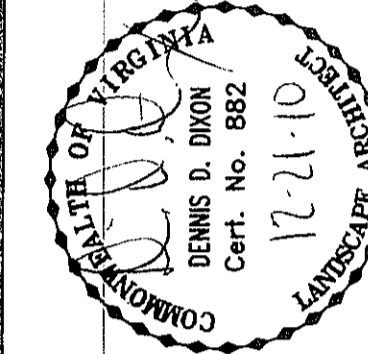
12-21-10

12-21-10

AMENITY AREA

OAKTON EAST

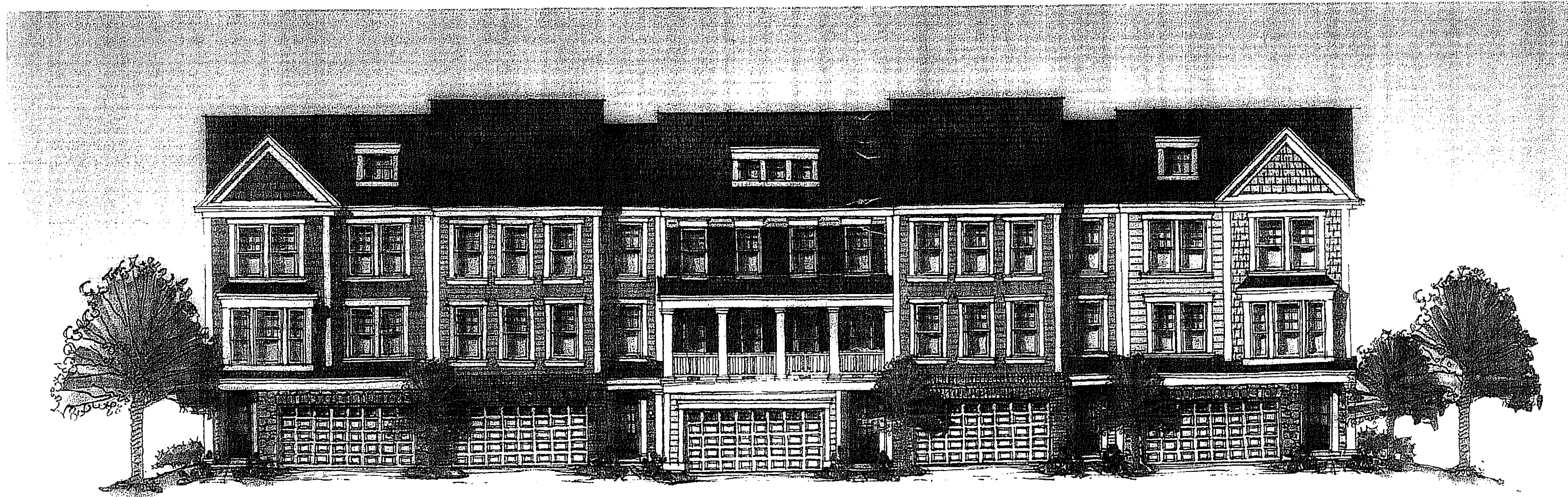
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FAIRFAX COUNTY, VIRGINIA



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26' TOWNHOMES



36' TOWNHOMES

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APPROVED DEVELOPMENT PLAN
(DP)(GDP)(CDP) (FDP)
SEE PROFFERS DATED MARCH 24, 2011
Date of (BOS)(PC) March 29, 2011

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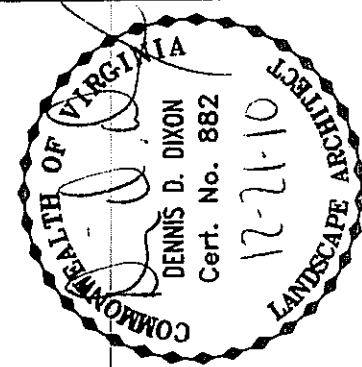
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ILLUSTRATIVE ELEVATIONS

OAKTON EAST

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC REVISIONS	
10-14-10	
11-12-10	
12-2-10	
REVISED 12-21-10	
APPLICANT:	NEIGHBORHOODS VI, LLC
PROJECT:	SUIT 200 CONSET HILLS ROAD
RESTON, VA 20190	
DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: JUNE 2010	
SCALE: HOR. 1"=10'	
VERT. NA	
SHEET 18 OF 18	
CO. NO.	
CAD NAME: G8118ELE	
LAYOUT: ELEVATIONS	
FILE NO. 08118-06	